



£365,000
Bernina Avenue
Waterlooville, PO7 6XQ

PROPERTY SUMMARY

No forward chain! We are pleased to present to the market this spacious two bedroom detached bungalow in Bernina Avenue. The property is located close to local shops, transport and bus links throughout Waterlooville and to Portsmouth. The accommodation comprises of two double bedrooms, bathroom suite, kitchen and lounge. Externally there is a large rear garden with garage and a driveway providing off road parking for several vehicles. To arrange your viewing contact us as sole agents today.





ENTRANCE HALL

BEDROOM 2 10' 2" x 9' 3" (3.1m x 2.82m) Window to front aspect, radiator.

LOUNGE 16' 11" x 12' 5" (5.170m x 3.798m) Windows to front and side aspect, radiator, feature fire place.

BEDROOM 1 13' 8" x 10' 2" (4.185m x 3.114m) Windows to rear and side aspect, built in wardrobes, radiator.

BATHROOM Window to side aspect, panelled bath with shower over, wash hand basin, W.C.

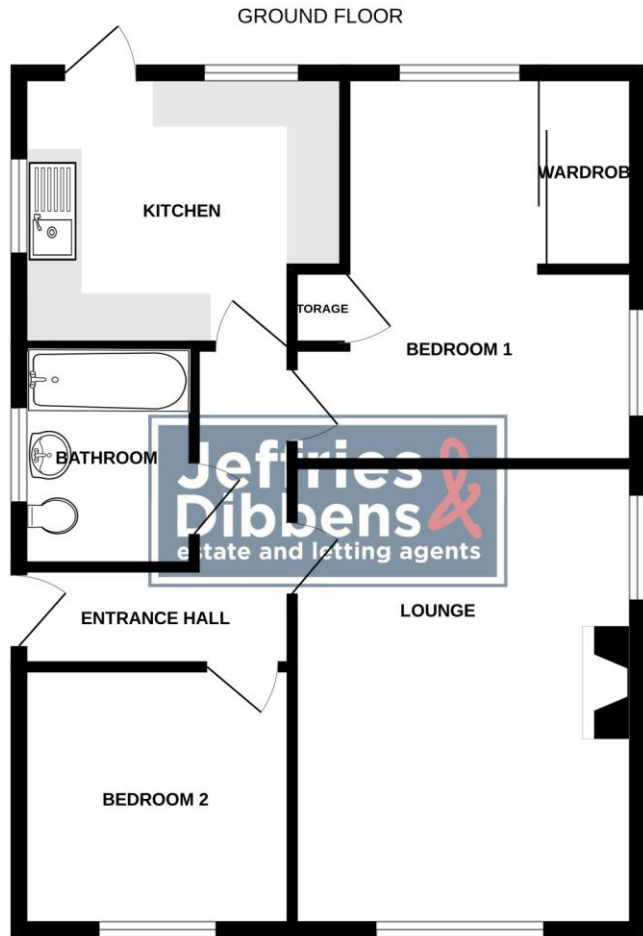
KITCHEN 11' 4" x 8' 1" (3.472m x 2.472m) Windows to rear and side aspect, a range of wall and base units incorporating sink unit, space for free standing oven, space for fridge/freezer, space and plumbing for dish washer.

OUTSIDE

REAR GARDEN Large area laid to lawn, patio area, gated side access to the front.

FRONT GARDEN Area laid to lawn, block paved driveway providing off road parking, access to:

GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
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