



£399,995

Kingsdown Road

Waterlooville, PO7 6DW

PROPERTY SUMMARY

Located on the popular Berg estate in Waterlooville and having undergone significant improvement and modernisation by the current owners, we are delighted to offer for sale this well presented 3 bedroom detached bungalow in Kingsdown Avenue. The property has a number of benefits including a newly fitted kitchen/breakfast room, new bathroom suite, 3 bedrooms and a light airy lounge. Externally there is a good size rear garden and a detached garage with large driveway providing considerable off road parking. Early viewing is advised and can be arranged by contacting us as sole agents.





ENTRANCE HALL Radiator, spot lighting, storage cupboard, doors to:

BEDROOM 1 11' 5" x 9' 10" (3.48m x 3m) Window to front aspect, radiator.

BEDROOM 2 10' 10" x 6' 10" (3.3m x 2.08m) Window to side aspect, radiator.

BEDROOM 3 9' 10" x 6' 08" (3m x 2.03m) Window to front aspect, radiator.

BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, WC, hand was basin with vanity surround and cupboard, spot lighting, fully tiled.

KITCHEN/BREAKFAST ROOM 12' 10" x 9' 11" (3.91m x 3.02m)
Windows to side and rear aspects, door to rear garden, radiator, modern range of newly fitted cupboards, units and work surfaces, inset enamel sink unit with mixer tap, integrated double oven, hob and extractor, plumbing for washing machine, space for fridge freezer, concealed wall mounted boiler, breakfast bar, spot lighting.

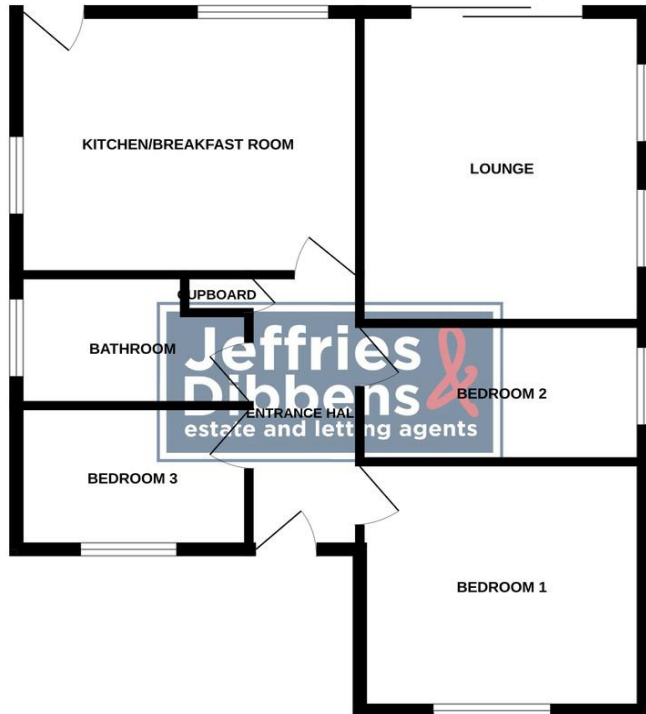
LOUNGE 16' x 10' 08" (4.88m x 3.25m) Twin windows to side aspect, sliding doors to rear garden, radiator, spot lighting.

OUTSIDE Front - Lawned front garden, gated long driveway providing considerable off road parking and leading to:

GARAGE Up and over door, light and power, window to rear, personal door to:

REAR GARDEN Pleasant rear garden which is mostly laid to lawn and has brick built flower beds, dual side access, outside tap.

GROUND FLOOR



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

EPC TO FOLLOW

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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