



GUIDE PRICE

£350,000

Sunnymead Drive

Waterlooville, PO7 6BW

PROPERTY SUMMARY

We are delighted to offer for sale this 2 bedroom semi detached bungalow located on the popular 'Berg' estate in Sunnymead Drive, Waterloooville. The property boasts 2 bedrooms, a fitted bathroom suite, fitted kitchen and a lounge/diner. Externally there is an enclosed, well maintained rear garden, carport and larger than average single garage as well as further off road parking. The property is conveniently located close to local shops, transport routes and amenities. To arrange your viewing contact us as sole agents today!





HALL Radiator, access to loft.

BEDROOM 1 11' 10" x 10' 8" (3.61m x 3.25m) Window to front aspect, radiator.

BEDROOM 2 9' 1" x 6' 0" (2.77m x 1.83m) Window to front, radiator.

BATHROOM Window to side aspect, wet room shower facilities, heated towel rail, wash hand basin, W.C.

LOUNGE/DINER 17' 7" x 10' 10" (5.36m x 3.3m) Bay window to rear aspect, feature fireplace, radiator.

KITCHEN 10' 0" x 8' 11" (3.05m x 2.72m) Window to rear aspect, a range of wall and base units incorporating sink unit, wall mounted boiler, heated towel rail, integral fridge and freezer, space and plumbing for washing machine, built in oven with hob and extractor fan over, side door leading to:

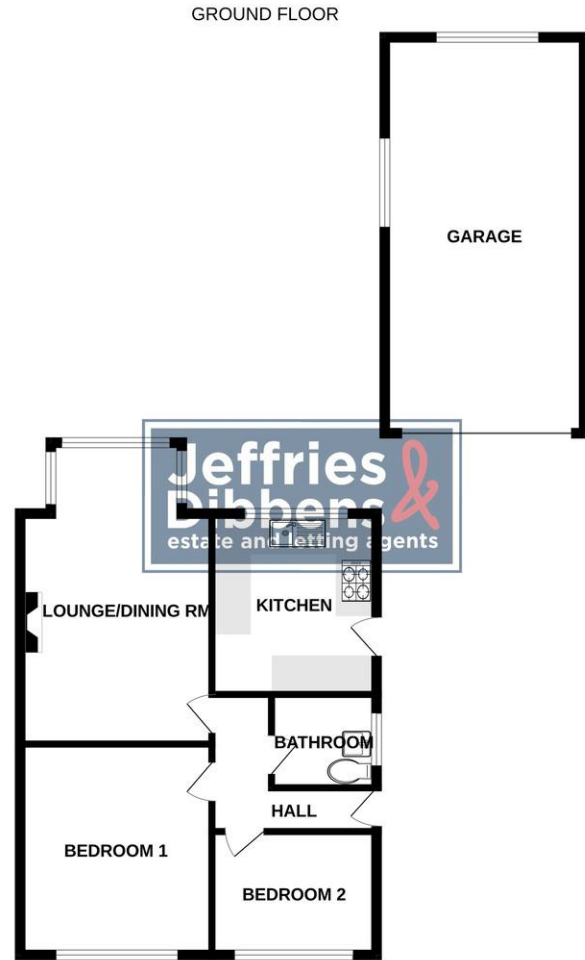
OUTSIDE

CARPORT Outside light, gated access.

GARAGE 22' 0" x 11' 0" (6.71m x 3.35m) Up and over garage door with windows to rear and side aspects.

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

FRONT GARDEN Tarmac driveway providing off road parking, large shingle area.



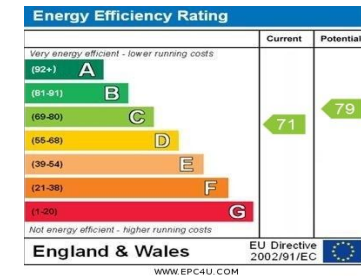
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

VIEWINGS
By prior appointment only



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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