



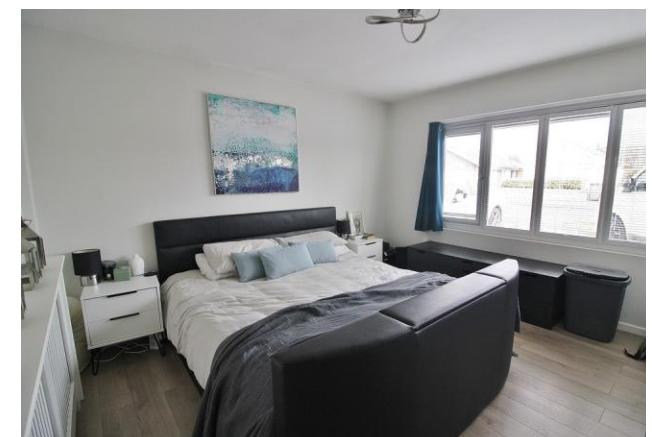
OFFERS IN EXCESS OF  
**£410,000**

**13 Lucerne Avenue**  
Waterlooville, PO7 6BB

## PROPERTY SUMMARY

Located on the very popular 'Berg' estate in Waterlooville, we are delighted to offer for sale this beautifully presented 3 bedroom detached bungalow in Lucerne Avenue. This extended property has been updated throughout and internal viewings are very strongly recommended. The property has a large number of benefits onvluding 3 double bedrooms, a large lounge, modern fitted shower room and modern fitted kitchen/dining room. Externally there is a driveway and garage providing off road parking and a pleasant rear garden. Early interest is expected and early viewing is advised.

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**ENTRANCE HALL** Window and door to front aspect, radiator, storage recesses and cupboards, access to loft, spot lighting, tiled flooring, doors to:

**BEDROOM 1** 12' 09" x 11' 09" (3.66m x 3.58m) Window to front aspect, radiator.

**BEDROOM 2** 12' 11" x 9' 02" max (3.94m x 2.79m) Windows to front and side aspects, radiator.

**BEDROOM 3** 11' 03" x 7' 08" (3.43m x 2.34m) Window to side aspect, radiator.

**SHOWER ROOM** Window to side aspect, heated towel rail, shower cubicle, WC & hand wash basin with vanity surround and cupboard, spot lighting, fully tiled.

**LOUNGE** 15' 08" x 11' 11" (4.78m x 3.63m) Double doors to rear garden, radiator, spot lighting.

**KITCHEN/DINER** 25' 04" max x 15' 06" max (7.72m x 4.72m) Windows to both sides and rear, double doors to rear, radiator, floor to ceiling radiator, extensive range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit and hose style mixer tap, integrated oven, microwave, hob with built in extractor, fridge, freezer and dishwasher, spot lighting, tiled flooring.

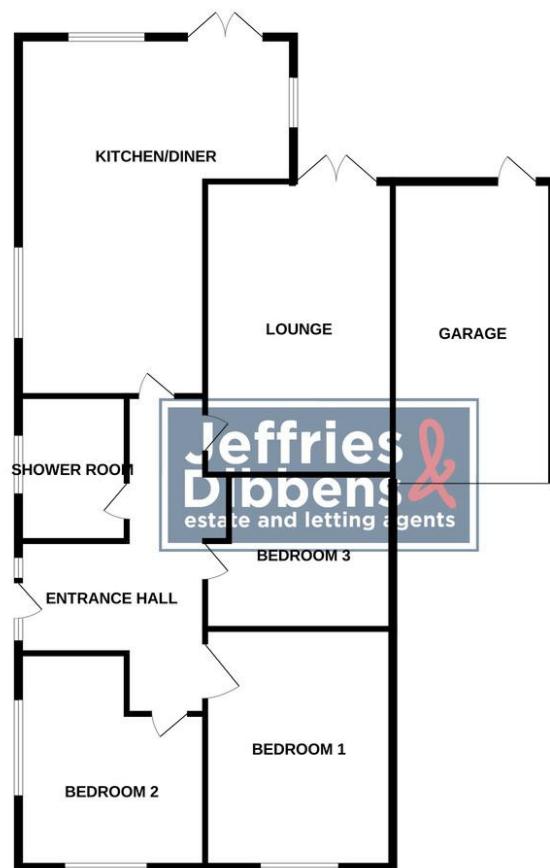
**OUTSIDE** Front - Lawned front garden, driveway leading to:

**GARAGE** Roller door, light and power, personal door to:

**REAR GARDEN** Mostly lawned, paved area, stone chipping area with raised flower beds, shed, gated side access, lighting.



GROUND FLOOR

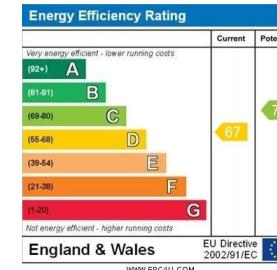


**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**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.

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.



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