

GROUND FLOOR
1176 sq.ft. (109.2 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



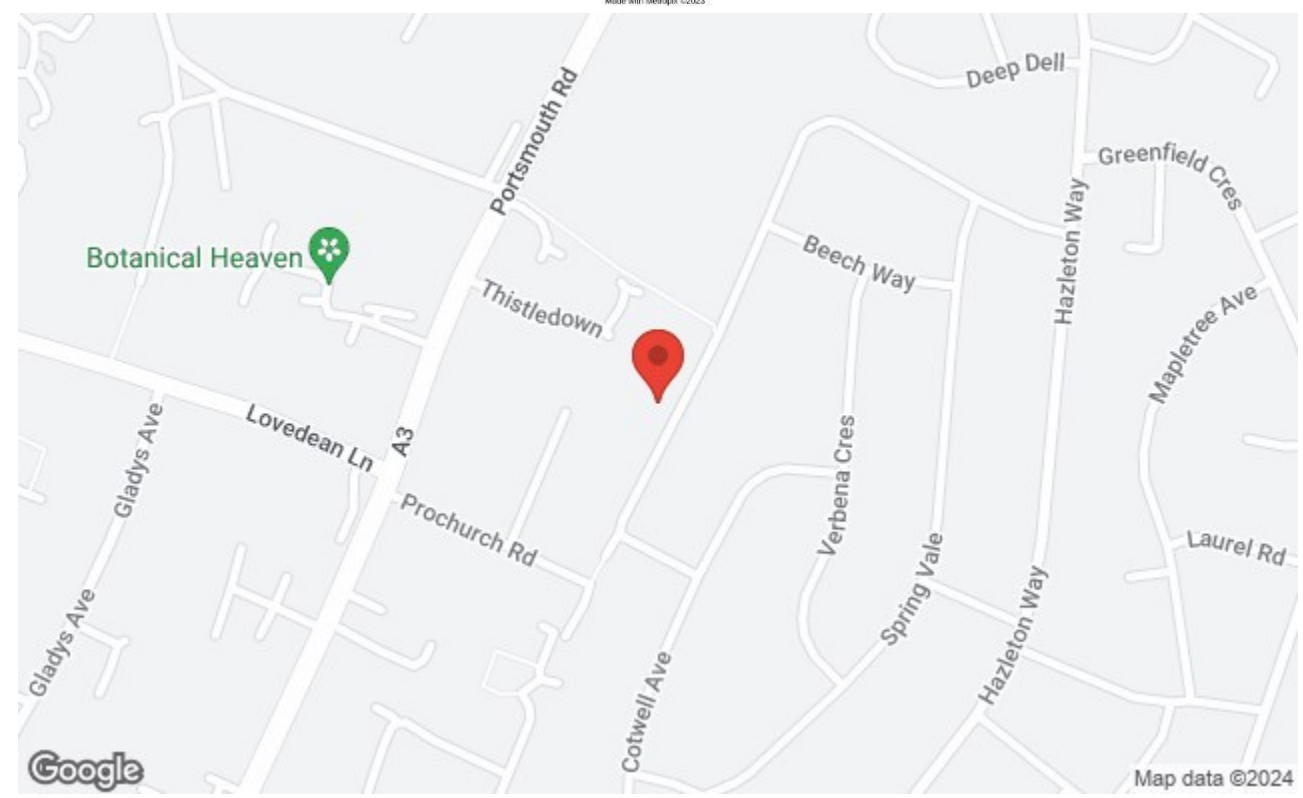
TOTAL FLOOR AREA: 1626 sq.ft. (151.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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FOR SALE

Offers In Excess Of £550,000

Rosemary Way, Waterlooville PO8 9DG

bernards
THE ESTATE AGENTS



4 bedrooms, 2 bathrooms, 1 living area

HIGHLIGHTS

- ❖ LINKED DETACHED BUNGALOW
- ❖ FOUR BEDROOMS
- ❖ LARGE GARDEN
- ❖ DRIVEWAY PLUS GARAGE
- ❖ MODERN FINISH
- ❖ LARGE BATHROOM
- ❖ UTILITY ROOM
- ❖ REQUESTED AREA
- ❖ KITCHEN/DINER
- ❖ A MUST VIEW

We are delighted to welcome to the market this modern, four bedroom, linked detached chalet bungalow, in the highly sought after Hazleton Estate in Cowplain.

This wonderful property has space in abundance across two floors and would make a wonderful home for a large family.

Externally, this property has off road parking with an area that has recently had new blocked paving and a single garage with power and lighting.

As you enter the property, it is immediately clear that it has been renovated to a high standard. The entrance hallway has access to the front aspect lounge, stunning kitchen/diner, large bathroom and two

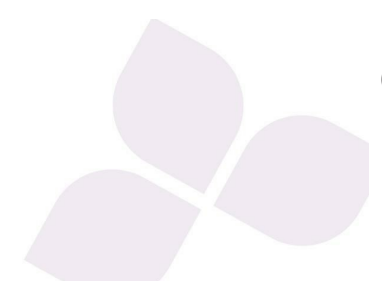
double bedrooms. To the rear of the home you have a spacious utility room and access into the garden.

Moving to the first floor you have two spacious bedrooms, with the master bedroom offering ample built in storage. Completing the first floor is a generously sized bathroom with separate shower/bath.

The garden is a great size with a generous lawn and patio area for entertaining, access can be had to the side of the bungalow and is enclosed to all sides.

We anticipate lots of interest so strongly recommend booking an early viewing to avoid disappointment.

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : D YEARLY: £2018

timely manner.

Please ask a member of staff for further details!

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

LOUNGE

16'10" x 12'11" (5.15 x 3.94)

KITCHEN/DINER

19'6" x 18'11" (5.96 x 5.77)

UTILITY ROOM

10'11" x 6'9" (3.35 x 2.08)

BATHROOM

12'2" x 10'11" (3.71 x 3.35)

BEDROOM THREE

11'11" x 11'10" (3.65 x 3.63)

BEDROOM TWO

15'0" x 9'11" (4.59 x 3.04)

BEDROOM ONE

13'5" x 12'9" (4.09 x 3.90)

BEDROOM FOUR

12'5" x 8'6" (3.81 x 2.61)

BATHROOM

12'5" x 8'2" (3.81 x 2.51)

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and



Energy Efficiency Rating	
Current	Potential
72	83

Very energy efficient - lower running costs
(82 plus) A
(61-91) B
(49-80) C
(35-68) D
(29-54) E
(13-48) F
(1-30) G

Not energy efficient - higher running costs
EU Directive 2002/91/EC
England & Wales

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