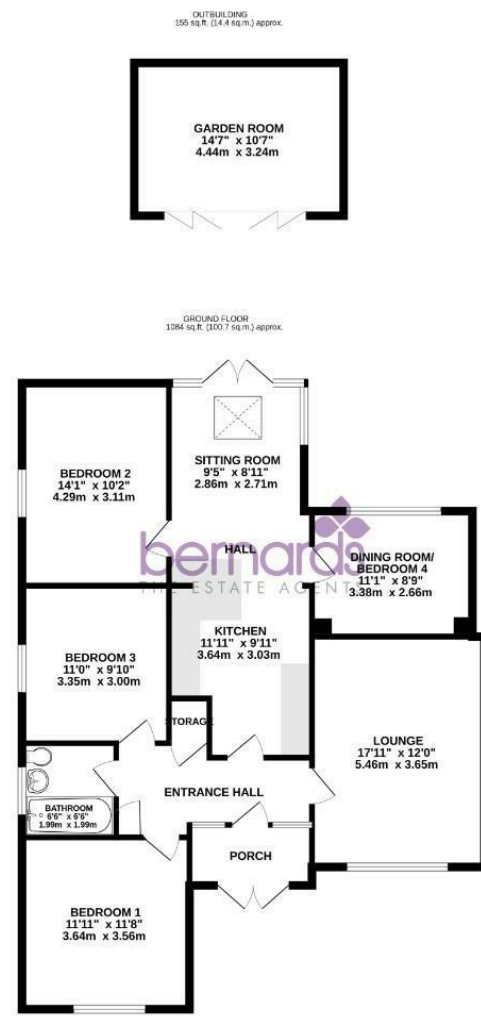


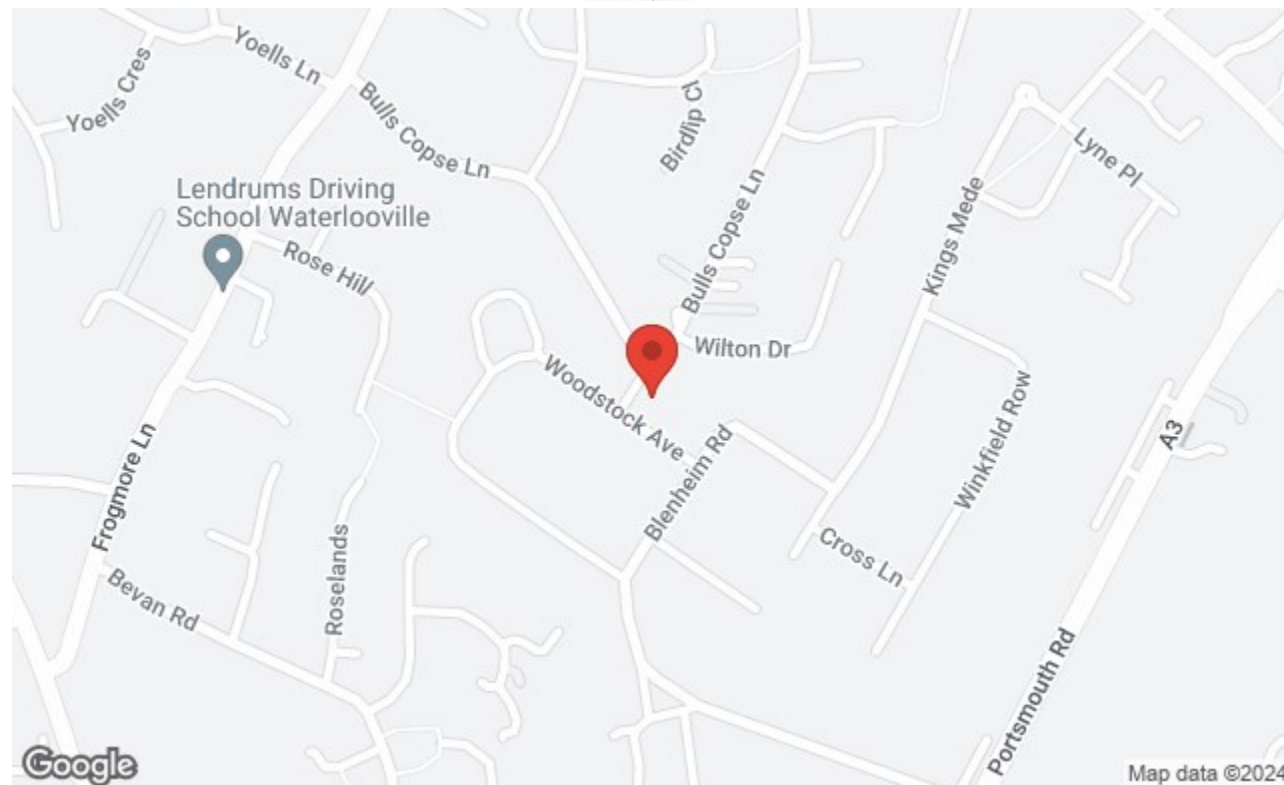


Offers In Excess Of £475,000

Woodstock Avenue, Waterlooville PO8 9TF



TOTAL FLOOR AREA - 1238 sq.ft. (115.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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.
Made with Miroplan C2024



HIGHLIGHTS

- ❖ THREE/FOUR BEDROOMS
- ❖ SEMI-DETACHED
- ❖ BUNGALOW
- ❖ FULLY REFURBISHED
- ❖ LARGE DRIVEWAY
- ❖ SOLAR PANELS
- ❖ FULLY INSULATED
- ❖ AMPLE STORAGE SPACE
- ❖ SOUGHT AFTER LOCATION
- ❖ LOW RUNNING COSTS

EXCEPTIONAL THREE/FOUR BEDROOM BUNGALOW ON CORNER PLOT

We are thrilled to welcome to the sales market, this spectacular, fully refurbished, three/four bedroom semi-detached bungalow on the highly sought after Woodstock Avenue

This beautiful bungalow has been extended and presented to a very high standard both inside and out, and simply must be seen! With the addition of a number of eco-solutions, including solar panels battery, cavity insulation and EV charging, this gorgeous property is sustainable with low running costs and will make the perfect forever home.

Externally, the front of the property sees an exceptional kerb appeal along with rear access and a four car driveway.

Upon entry to the property, you are greeted by a spacious entrance hallway, off which you have access to all the accommodation.

Moving through to the central hub of the property, the kitchen has been tastefully opened into the sitting room and includes a modern log burner and is flooded with natural light. Off the kitchen, there is a spacious dining room, which has the potential to function as a fourth bedroom,

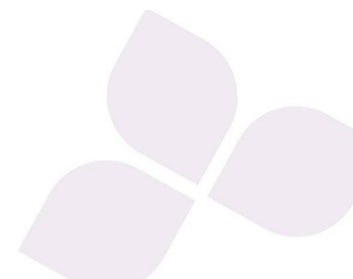
The property enjoys a further large living space also boasting from a log burner, this room measures over 17ft and overlooking the beautiful front garden.

The property is completed by the three double bedrooms, a luxury three-piece master bathroom and a huge accessible loft space.

Every aspect of modern living has been taken into consideration when refurbishing this luxury home, meaning its ready to be moved into and will make a perfect forever home.

We strongly recommend booking a viewing, to fully appreciate what is on offer.

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

LOUNGE
12' x 17'11" (3.66m x 5.46m)

KITCHEN
11'11" x 9'11" (3.63m x 3.02m)

SITTING ROOM
9'4" x 8'11" (2.84m x 2.72m)

DINING ROOM/BEDROOM
FOUR
8'11" x 11'1" (2.72m x 3.38m)

BEDROOM ONE
11'11" x 11'8" (3.63m x 3.56m)

BEDROOM TWO
14'1" x 10'2" (4.29m x 3.10m)

BEDROOM THREE
11' x 9'10" (3.35m x 3.00m)

BATHROOM
6'6" x 6'6" (1.98m x 1.98m)

GARDEN ROOM
14'7" x 10'7" (4.45m x 3.23m)

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

COUNCIL TAX BAND D

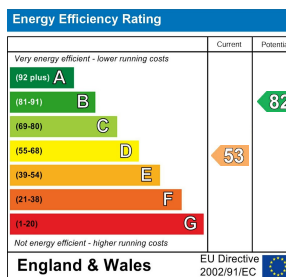
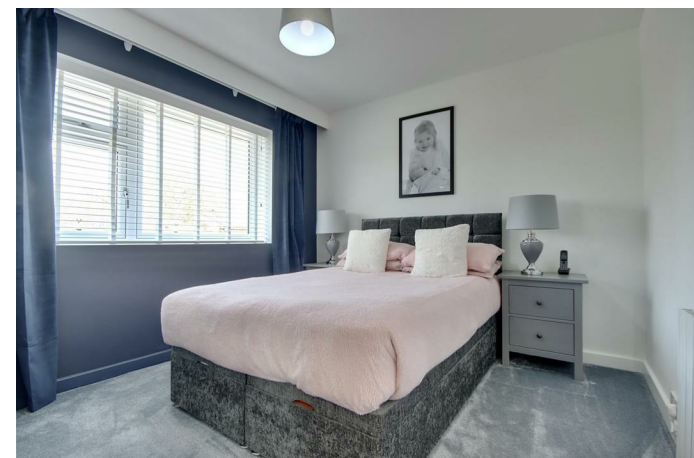
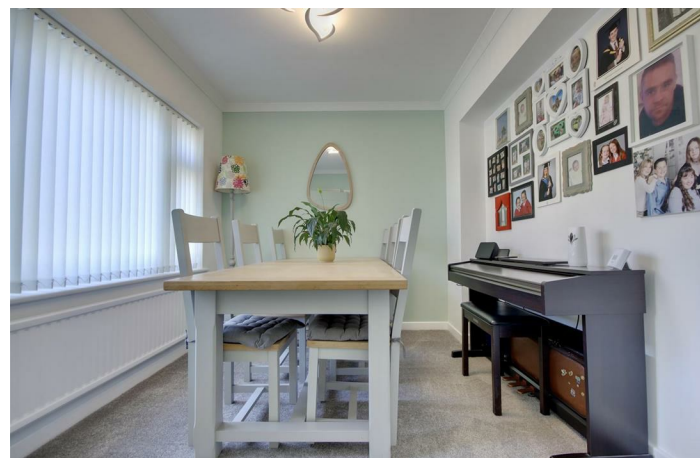
OFFER CHECK PROCEDURE - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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