

Offers In Excess Of £400,000

Andrew Crescent, Waterlooville PO7  
6BE

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ DETACHED BUNGALOW
- ❖ LARGE CORNER PLOT
- ❖ FRONT AND REAR GARDENS
- ❖ REAR DRIVEWAY
- ❖ GARAGE
- ❖ SPACIOUS LOUNGE
- ❖ CONSERVATORY
- ❖ NO FORWARD CHAIN
- ❖ SOUGHT AFTER LOCATION

Welcome to this charming detached bungalow located on the sought-after Andrew Crescent in Waterlooville. This lovely property boasts a spacious plot, being on the corner of the crescent, with a large front and rear garden.

Entering the property you have a 19ft lounge, perfect for relaxing or entertaining guests with the addition of a conservatory and large kitchen/breakfast room meaning there is plenty of space to entertain. Three spacious bedrooms and a modern bathroom complete the internal accommodation.

Situated on a corner plot, this bungalow offers not only a large front and rear garden but also parking in the form of a gated driveway and garage to the rear ensuring convenience and privacy. The absence of a forward chain makes this property even more appealing, allowing for a smooth and hassle-free purchase process.

Whether you are looking for a peaceful retreat or a place to call home, this detached bungalow provides a wonderful opportunity to create your own haven. Don't miss out on the chance to own a piece of this desirable location in Waterlooville.

Call today to arrange a viewing

02392 232 888

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## KITCHEN/BREAKFAST ROOM

11'1" x 19'8" (3.38m x 5.99m)

## LOUNGE

12'1" x 19'7" (3.68m x 5.97m)

## CONSERVATORY

12'5" x 8'4" (3.78m x 2.54m)

## BEDROOM ONE

11'8" x 12'2" (3.56m x 3.71m)

## BEDROOM TWO

13'4" x 10'2" (4.06m x 3.10m)

## BEDROOM THREE

13'5" x 8'8" (4.09m x 2.64m)

## BATHROOM

7'1" x 5'7" (2.16m x 1.70m)

## GARAGE

16'7" x 8'3" (5.05m x 2.51m)

## 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

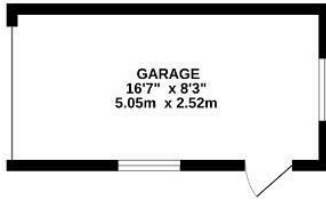
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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.



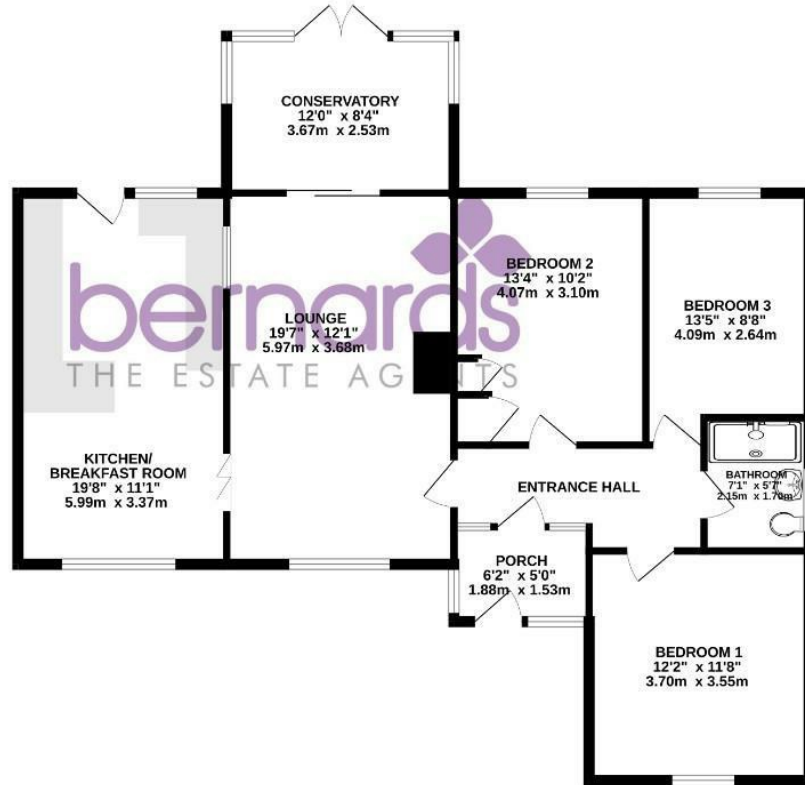
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



GARAGE  
137 sq.ft. (12.7 sq.m.) approx.



GROUND FLOOR  
1073 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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