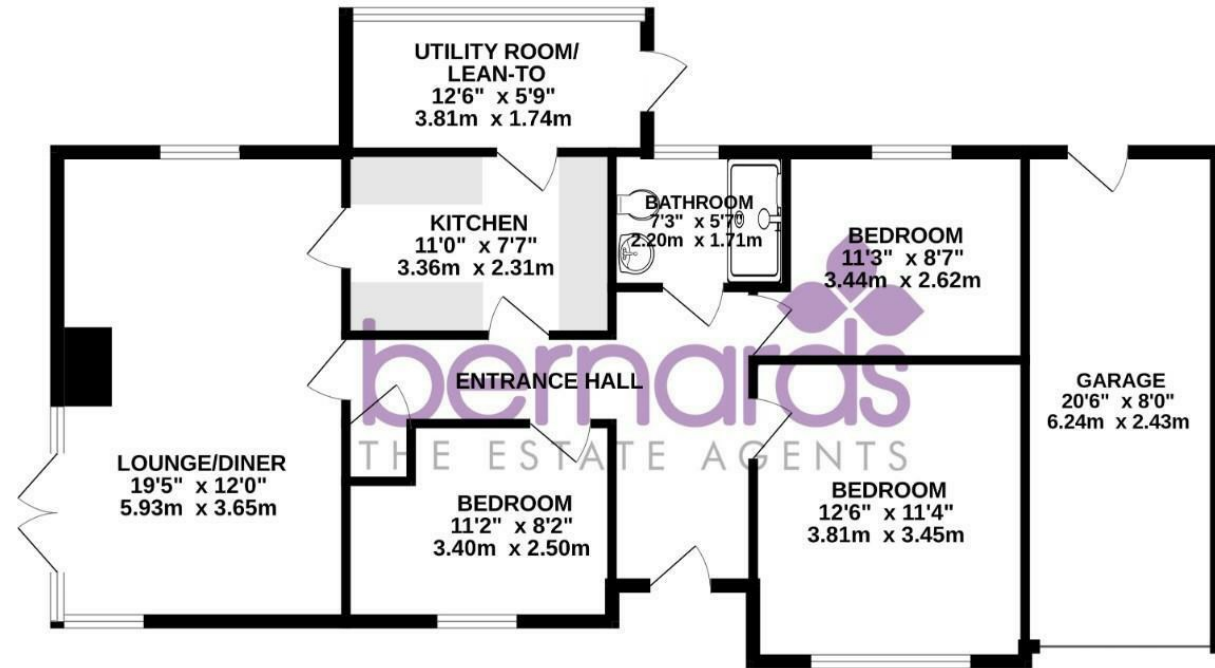
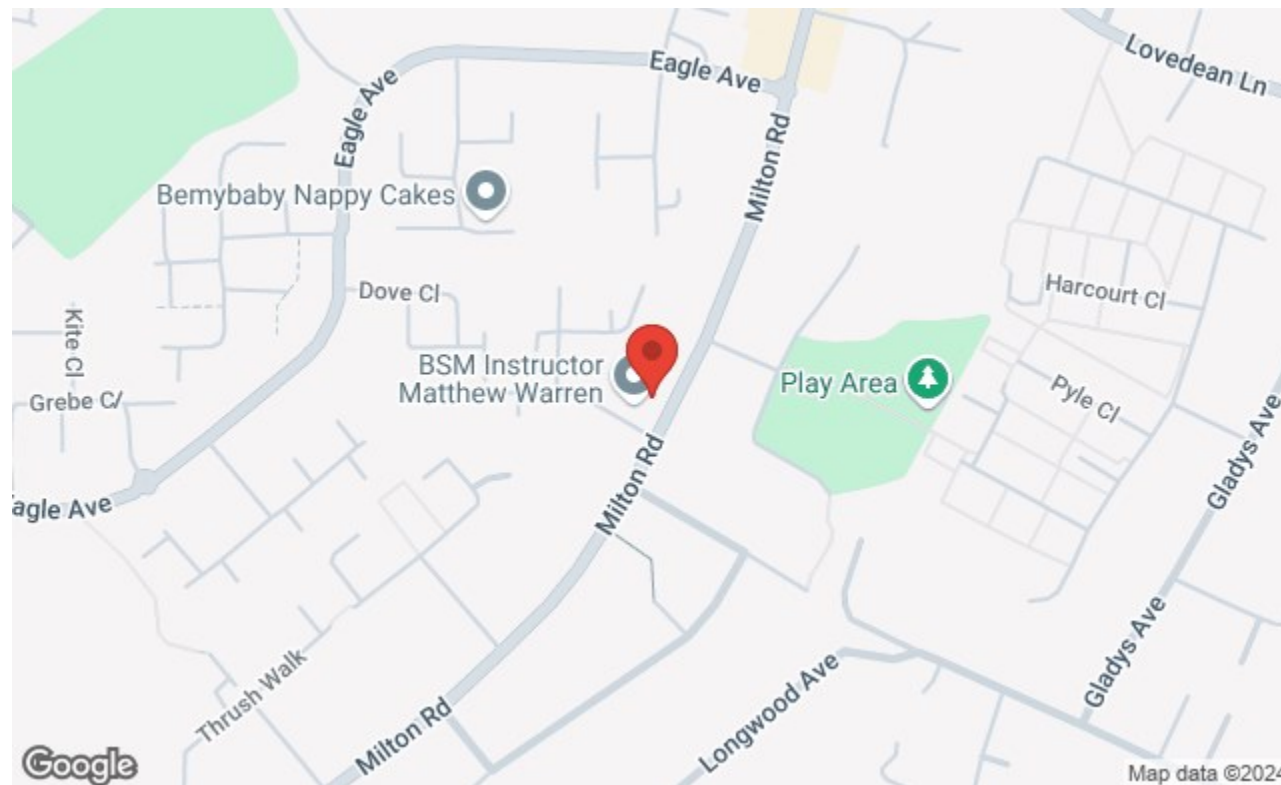


GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.6 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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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Guide Price £365,000

Milton Road, Waterlooville PO8 8LH



HIGHLIGHTS

- ❖ DETACHED BUNGALOW
- ❖ LARGE CORNER PLOT
- ❖ THREE BEDROOMS
- ❖ SPACIOUS LOUNGE/DINER
- ❖ WRAP AROUND GARDEN
- ❖ VERY WELL PRESENTED
- ❖ MODERN THROUGHOUT
- ❖ LARGE DRIVEWAY
- ❖ INTEGRAL GARAGE
- ❖ A MUST VIEW

Welcome to this detached bungalow located on Milton Road in the sought-after area of Waterlooville. This property boasts a spacious and versatile layout with a large lounge/diner room, three cosy bedrooms, and a well-maintained bathroom, making it perfect for a family looking for a comfortable home.

Situated on a large corner plot, this bungalow offers a wrap-around garden that ensures all-day sunshine and ample space for outdoor activities and family

gatherings. The integral garage provides convenient parking and storage options, adding to the practicality of this lovely home.

The modern kitchen is a highlight of this property, complete with a utility room for added convenience. With no work needed, you can simply move in and start enjoying the comforts of this delightful bungalow.

Don't miss out on the opportunity to own this fantastic property in a desirable location. Contact us today to arrange a viewing.

Call today to arrange a viewing

02392 232 888

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PROPERTY INFORMATION

LOUNGE/DINER
12' x 19'5" (3.66m x 5.92m)

KITCHEN
11' x 7'7" (3.35m x 2.31m)

UTILITY/LEAN-TO
12'6" x 5'9" (3.81m x 1.75m)

BEDROOM ONE
11'4" x 12'6" (3.45m x 3.81m)

BEDROOM TWO
11'3" x 8'7" (3.43m x 2.62m)

BEDROOM THREE
11'2" x 8'2" (3.40m x 2.49m)

BATHROOM
5'7" x 7'3" (1.70m x 2.21m)

GARAGE
8' x 20'6" (2.44m x 6.25m)

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 C

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 | | | |
| (92-100) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | England & Wales | |



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