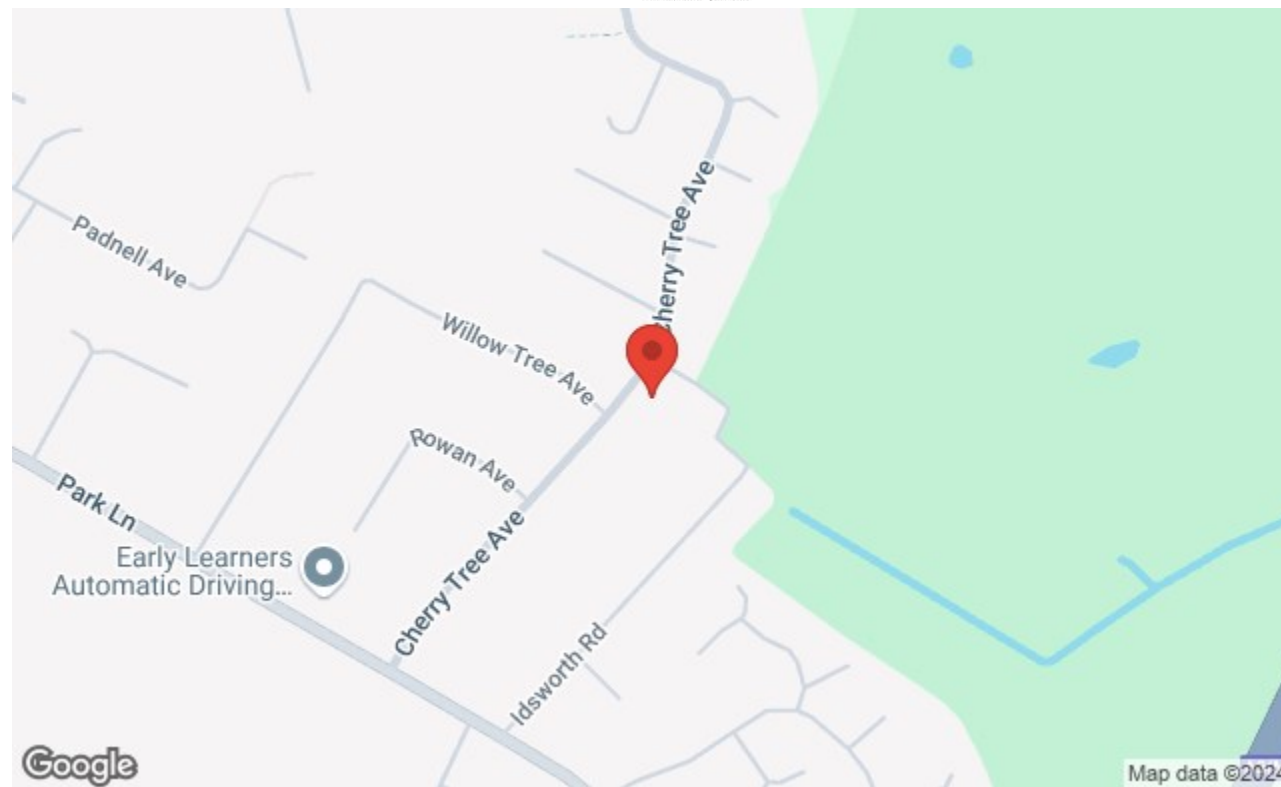


GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 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 £280,000

Cherry Tree Avenue, Waterlooville PO8 8AP



## HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ SEMI-DETACHED BUNGALOW
- ❖ MODERNISATION OPPORTUNITY
- ❖ PARKING TO FRONT
- ❖ GARAGE IN GARDEN
- ❖ GREAT LOCATION
- ❖ CLOSE TO GOLF CLUB
- ❖ NO FORWARD CHAIN
- ❖ POTENTIAL TO EXTEND (STPP)
- A MUST VIEW

Welcome to Cherry Tree Avenue, Waterlooville - a bungalow with great potential! This semi-detached property boasts one reception room, two bedrooms, and one bathroom, offering a cosy and manageable living space.

Situated in a great location, this bungalow provides off-road parking for two vehicles, ensuring convenience for you and your guests. Although it requires refurbishment, this presents an exciting opportunity for you to put your own stamp on the property and create the home of your dreams.

One of the standout features of this

property is its potential to extend both upwards and outwards (STPP), allowing you to tailor the space to your specific needs and desires. With no forward chain, the process of making this bungalow your own is made even smoother.

Don't miss out on the chance to transform this bungalow into a beautiful and functional home that suits your lifestyle. Contact us today to arrange a viewing and start envisioning the possibilities that Cherry Tree Avenue has to offer!

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk





# PROPERTY INFORMATION

## LOUNGE

11'1" x 18'5" (3.38m x 5.61m)

## KITCHEN

10'5" x 9'3" (3.18m x 2.82m)

## BEDROOM

11'2" x 13'4" (3.40m x 4.06m)

## BEDROOM

9' x 9'9" (2.74m x 2.97m')

## BATHROOM

### 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

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



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