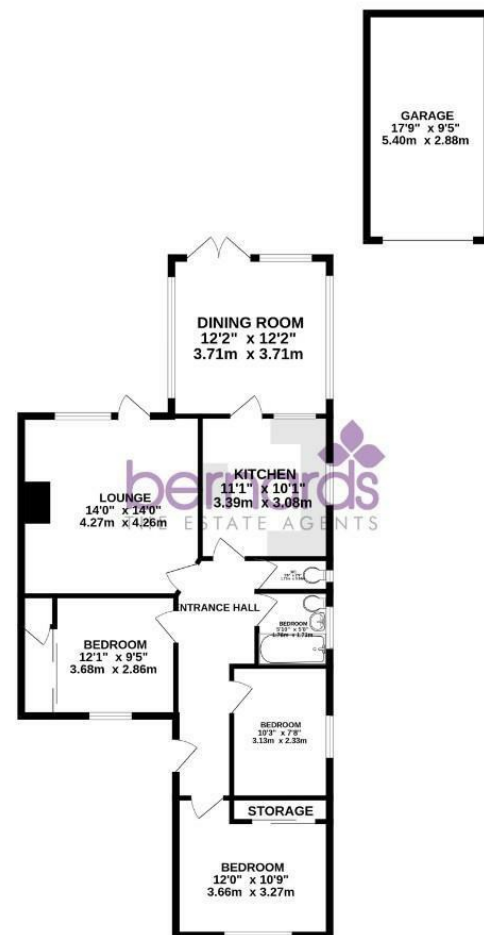
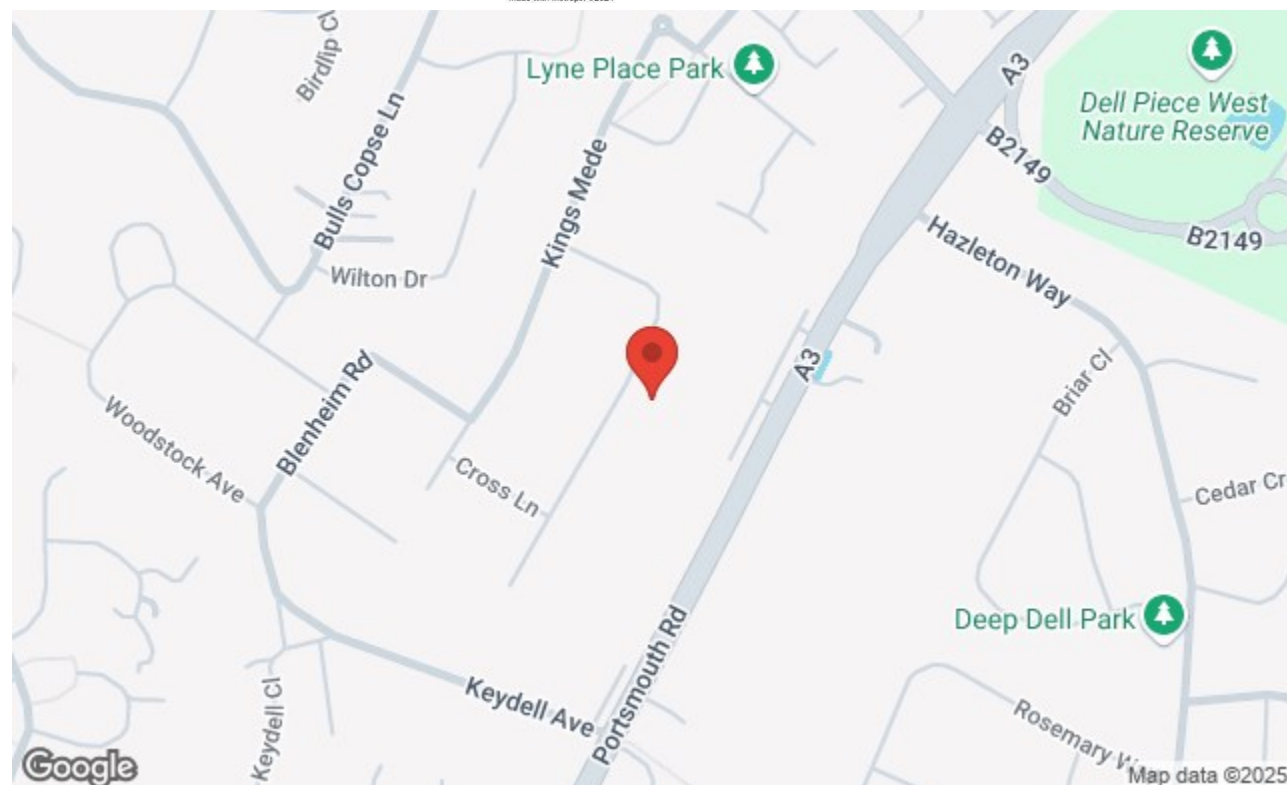


GROUND FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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



FOR SALE

Guide Price £420,000

Winkfield Row, Waterlooville PO8 9TL

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ CHAIN FREE
- ❖ DETACHED
- ❖ THREE BEDROOM
- ❖ LARGE RESIN DRIVEWAY
- ❖ GARAGE
- ❖ TWO RECEPTION ROOMS
- ❖ LARGE REAR GARDEN
- ❖ SOUGHT AFTER LOCATION
- ❖ IDEAL FOR FAMILIES
- ❖ A MUST VIEW

Located in the charming area of Winkfield Row, Waterlooville, is this detached three-bedroom bungalow. As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests.

The property boasts three well-appointed bedrooms, offering ample space for a growing family or those in need of a home office.

One of the standout features of this property is the large wrap-around garden, providing a great space to enjoy the outdoors.

Parking will never be an issue with the generous resin-laid driveway and garage, offering space for up to five vehicles. Whether you have a growing car collection

or simply enjoy the convenience of ample parking, this property has you covered.

Situated in a sought-after location, this bungalow is ideal for downsizers looking to enjoy a more manageable home without compromising on size. The great location ensures easy access to local amenities, schools, and transport links, making it a convenient choice for any homeowner.

Don't miss out on this fantastic opportunity to own a detached bungalow in Winkfield Row - book a viewing today and start envisioning the possibilities that this property has to offer!

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



PROPERTY INFORMATION

LOUNGE
14' x 14' (4.27m x 4.27m)

DINING ROOM
12'2" x 12'2" (3.71m x 3.71m)

KITCHEN
10'1" x 11'1" (3.07m x 3.38m)

BEDROOM ONE
12'2" x 10'9" (3.71m x 3.28m)

BEDROOM TWO
12'1" max x 9'5" (3.68m max x 2.87m)

BEDROOM THREE
7'8" x 10'3" (2.34m x 3.12m)

BATHROOM
5'10" x 5'8" (1.78m x 1.73m)

W.C
2'9" x 5'8" (0.84m x 1.73m)

GARAGE
17'9" x 9'5" (5.41m x 2.87m)

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

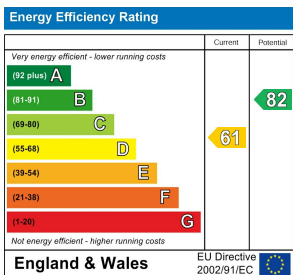
OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank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