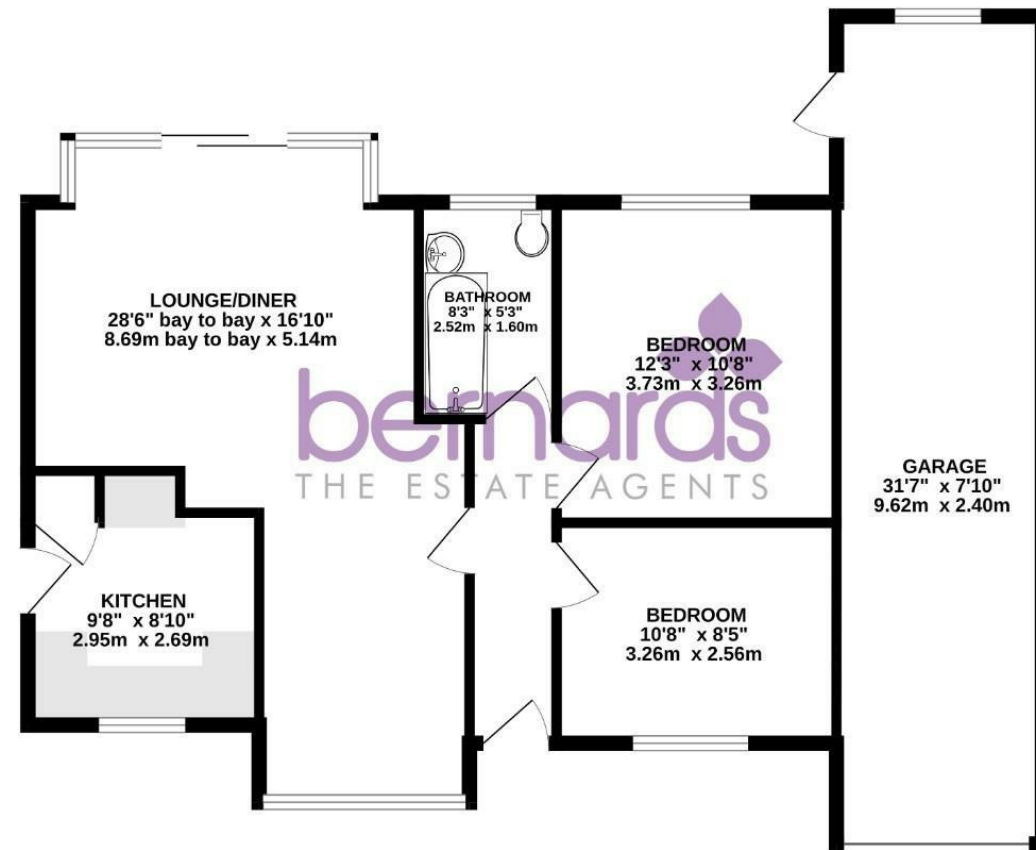
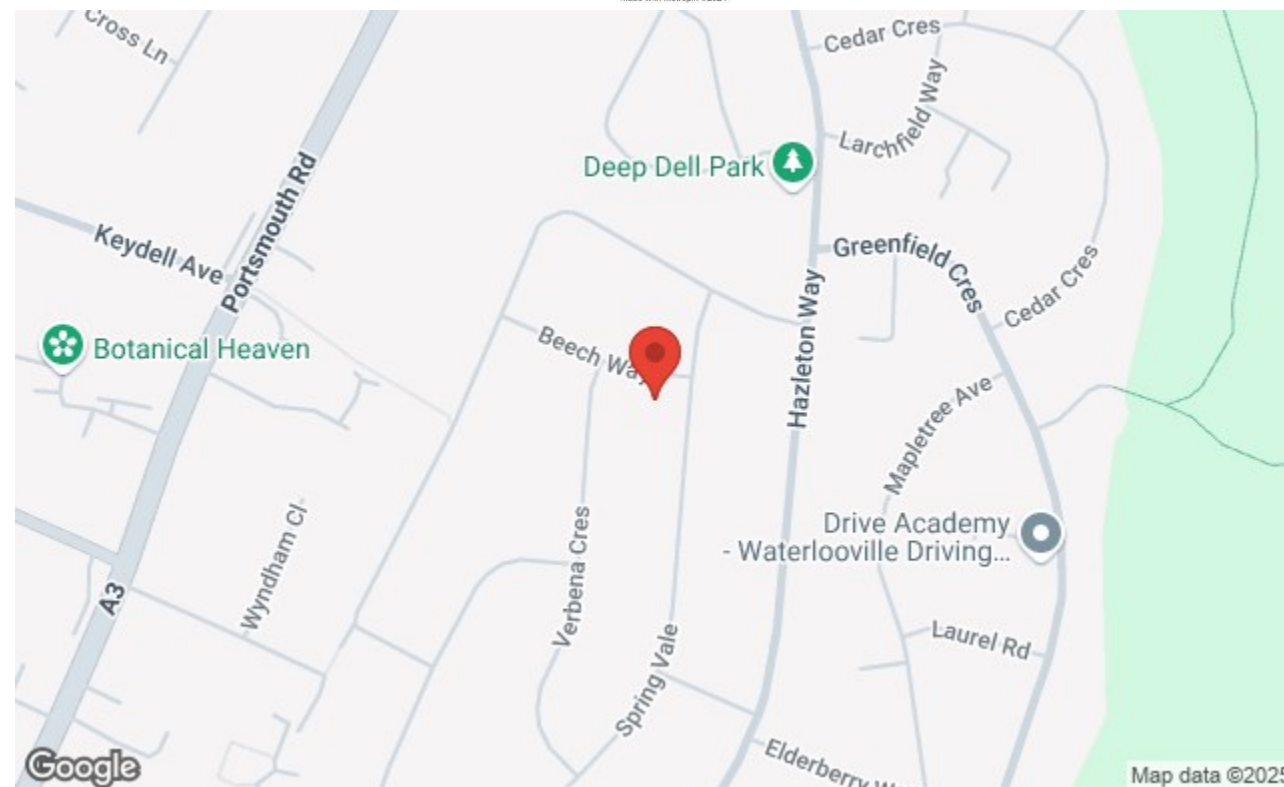


GROUND FLOOR  
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 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, Waterloooville, Hants, PO7 7EX  
t: 02392 232 888



Offers In Excess Of £335,000

Beech Way, Waterloooville PO8 9DF

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ BUNGALOW
- ❖ LINK-DETACHED
- ❖ POTENTIAL FOR EXTENSION (STPP)
- ❖ 31FT TANDEM GARAGE
- ❖ LARGE LOUNGE/DINER
- ❖ NEUTRAL DECOR
- ❖ FRONT AND REAR PARKING
- ❖ SOUGHT AFTER LOCATION

Welcome to Beech Way, Waterloooville - a charming location that offers the perfect setting for this delightful bungalow. Situated in a sought-after area, this two-bedroom property boasts a spacious front and rear garden, ideal for enjoying the outdoors in the comfort of your own home.

The home sees a large, 28ft lounge/diner, off which you have access into the modern kitchen and the garden.

The property is continued by two well proportioned bedrooms and a three piece family bathroom

One of the standout features of this property is the potential it holds. With the

opportunity to extend both up and out (STPP), you have the chance to truly make this bungalow your own. Imagine the possibilities of creating additional living space or bedrooms to suit your needs.

Parking will never be an issue with a 31ft tandem garage and driveway providing space for two vehicles. Whether you have a growing family or simply enjoy having extra room for storage, this feature is sure to impress.

Don't miss out on the chance to own a piece of this desirable location. Embrace the opportunity to create your dream home in this lovely bungalow. Contact us today to arrange a viewing

Call today to arrange a viewing

02392 232 888

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# PROPERTY INFORMATION

**LOUNGE/DINER**  
28'6" bay to bay x 16'10"  
(8.69m bay to bay x 5.13m)

**KITCHEN**  
8'10" x 9'8" (2.69m x 2.95m)

**BEDROOM ONE**  
10'8" x 12'3" (3.25m x 3.73m)

**BEDROOM TWO**  
10'8" x 8'5" (3.25m x 2.57m)

**BATHROOM**  
5'3" x 8'3" (1.60m x 2.51m)

**GARAGE**  
31'7" x 7'10" (9.63m x 2.39m)

## 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

## 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 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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