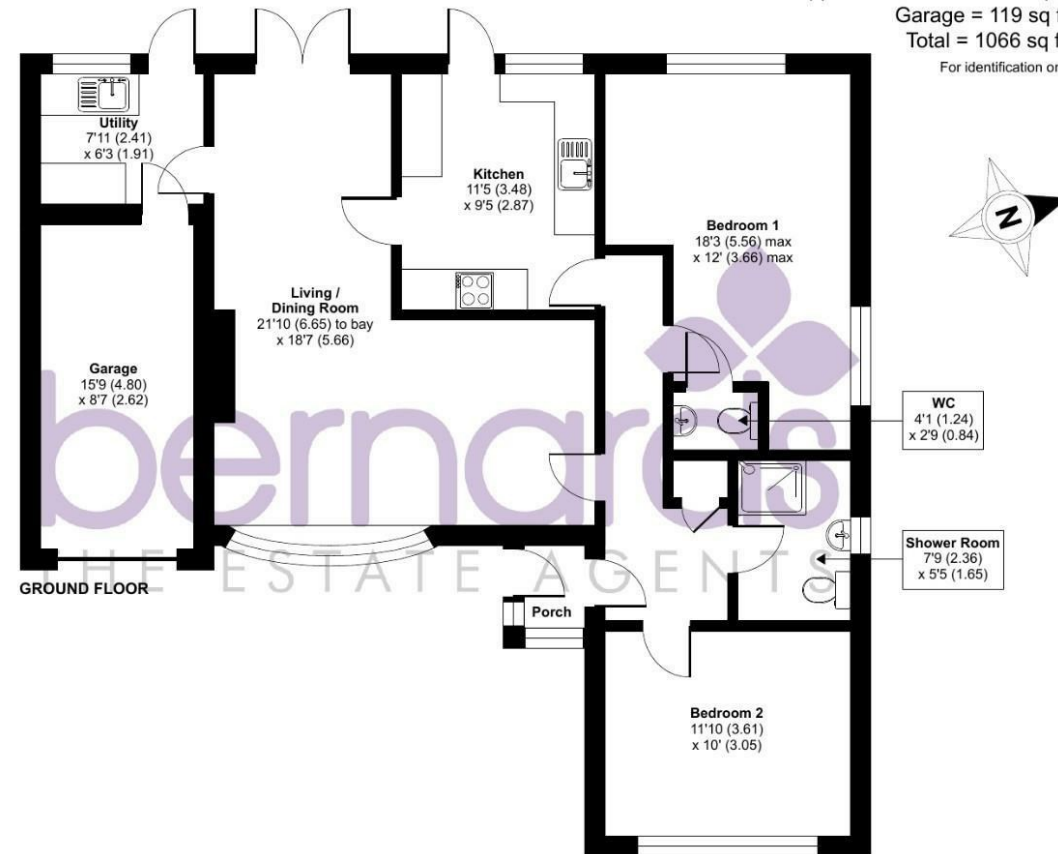


Erica Close, Waterlooville, PO8

Approximate Area = 947 sq ft / 88 sq m
Garage = 119 sq ft / 11 sq m
Total = 1066 sq ft / 99 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1255480



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Guide Price £410,000

Erica Close, Waterlooville PO8 9BB

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HIGHLIGHTS

- ❖ POPULAR HAZLETON ESTATE
- ❖ DETACHED BUNGALOW
- ❖ TWO BEDROOM
- ❖ L SHAPED LOUNG/DINING ROOM
- ❖ KITCHEN
- ❖ BATHROOM WITH SHOWER
- ❖ GAS CENTRAL HEATING
- ❖ DOUBLE GLAZING
- ❖ OWN DRIVE LEADING TO GARAGE
- ❖ WELL MAINTAINED FRONT AND REAR GARDENS

Nestled in the sought-after area of Erica Close, Waterlooville, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. Originally a three-bedroom property, it has been thoughtfully reconfigured to offer two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

The heart of the home is complemented by a delightful garden, perfect for outdoor relaxation or entertaining guests during the warmer months. The expansive garden provides a serene escape, allowing you to enjoy the beauty of nature right at your doorstep.

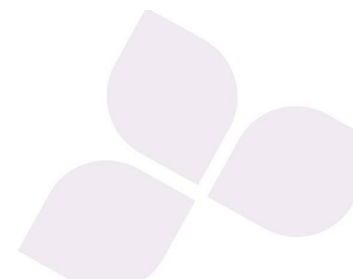
In addition to its appealing interior, the property features a large driveway, offering ample parking space for multiple vehicles. This is a significant advantage in a popular location like Waterlooville, where parking can often be a challenge.

With its prime location, this bungalow is close to local amenities, schools, and transport links, making it an ideal choice for those who value both comfort and convenience. Whether you are looking to downsize or seeking a new family home, this property is sure to impress. Don't miss the chance to make this delightful bungalow your own.

Call today to arrange a viewing

02392 232 888

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PROPERTY INFORMATION

LIVING/DINING ROOM
21'9" x 18'6" (6.65 x 5.66)

UTILITY ROOM
7'10" x 6'3" (2.41 x 1.91)

KITCHEN
11'5" x 9'4" (3.48 x 2.87)

BEDROOM 1
18'2" x 12'0" (5.56 x 3.66)

BEDROOM 2
11'10" x 10'0" (3.61 x 3.05)

WC
4'0" x 2'9" (1.24 x 0.84)

SHOWER ROOM
7'8" x 5'4" (2.36 x 1.65)

SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

COUNCIL TAX BAND - D

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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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