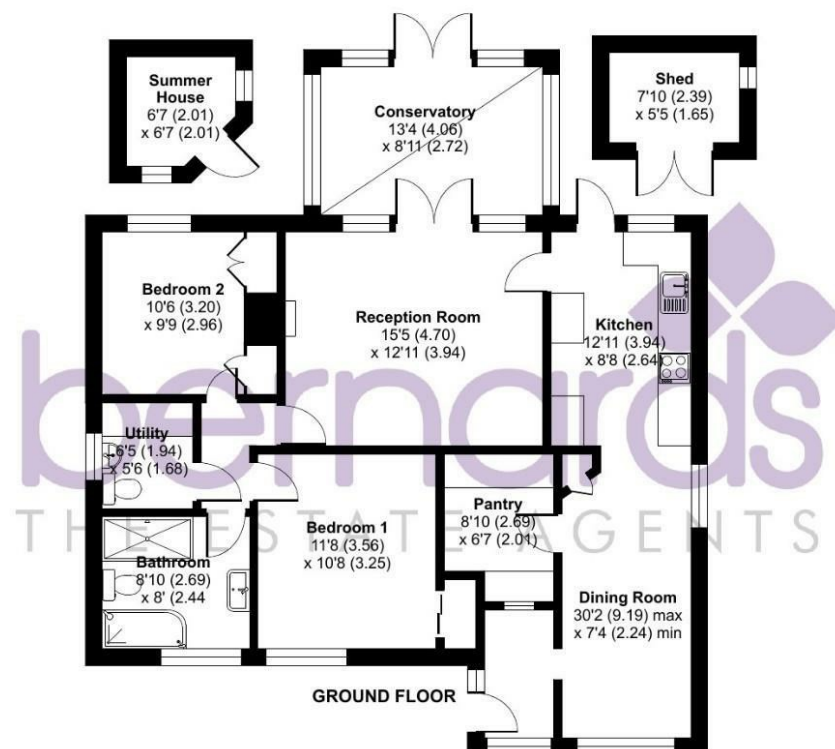


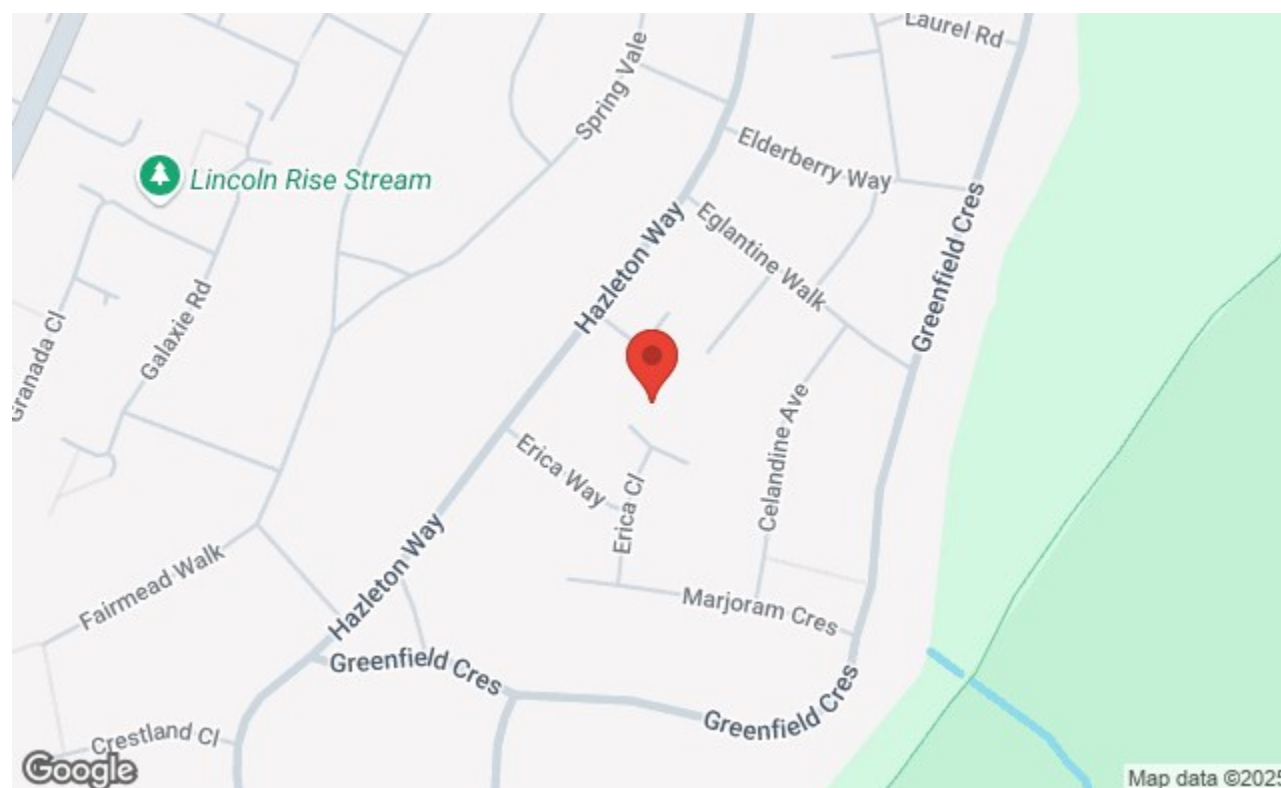


Erica Close, Waterlooville, PO8

Approximate Area = 1076 sq ft / 100 sq m
Outbuilding(s) = 64 sq ft / 5.9 sq m
Total = 1140 sq ft / 105.9 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: 1263449



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Guide Price £425,000

Erica Close, Waterlooville PO8 9BB

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HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ DETACHED BUNGALOW
- ❖ KITCHEN DINER
- ❖ PANTRY
- ❖ UTILITY ROOM
- ❖ SUMMER HOUSE
- ❖ OFF ROAD PARKING FOR MULTIPLE VEHICLES
- ❖ CONSERVATORY
- ❖ QUIET LOCATION
- VIEWING ADVISED

Nestled in the tranquil setting of Erica Close, Waterlooville, this charming two-bedroom bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 1,140 square feet, the property boasts a spacious reception room that invites relaxation and social gatherings. The well-appointed kitchen diner is perfect for family meals and entertaining guests, providing a warm and inviting atmosphere.

This low-maintenance detached bungalow is ideal for those seeking a peaceful lifestyle without the burden of extensive upkeep. The quiet location enhances the sense of serenity, making it a perfect retreat from the hustle and bustle of

everyday life.

Both bedrooms are generously sized, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents. Additionally, the property features parking facilities, adding to the overall convenience of this lovely home.

Whether you are a first-time buyer, looking to downsize, or seeking a peaceful place to call home, this bungalow in Waterlooville is a wonderful opportunity. With its appealing features and serene surroundings, it is sure to attract those who appreciate both comfort and tranquillity. Do not miss the chance to make this delightful property your own.

Call today to arrange a viewing
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PROPERTY INFORMATION

RECEPTION ROOM
15'5" x 12'11" (4.70 x 3.94)

KITCHEN
12'11" x 8'7" (3.94 x 2.64)

DINING ROOM
30'1" x 7'4" (9.19 x 2.24)

PANTRY
8'9" x 6'7" (2.69 x 2.01)

CONSERVATORY
13'3" x 8'11" (4.06 x 2.72)

UTILITY ROOM
6'4" x 5'6" (1.94 x 1.68)

BATHROOM
8'9" x 8'0" (2.69 x 2.44)

BEDROOM 1
11'8" x 10'7" (3.56 x 3.25)

BEDROOM 2
10'5" x 9'8" (3.20 x 2.96)

SHED
7'10" x 5'4" (2.39 x 1.65)

SUMMER HOUSE
6'7" x 6'7" (2.01 x 2.01)

COUNCIL TAX BAND D

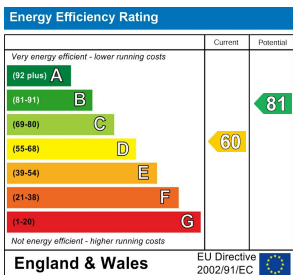
MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

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!

OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.



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