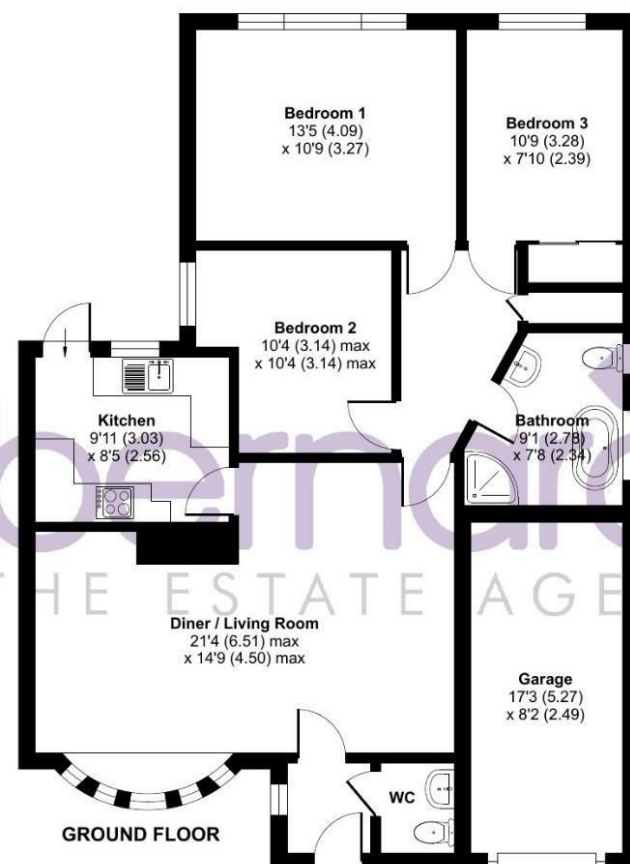


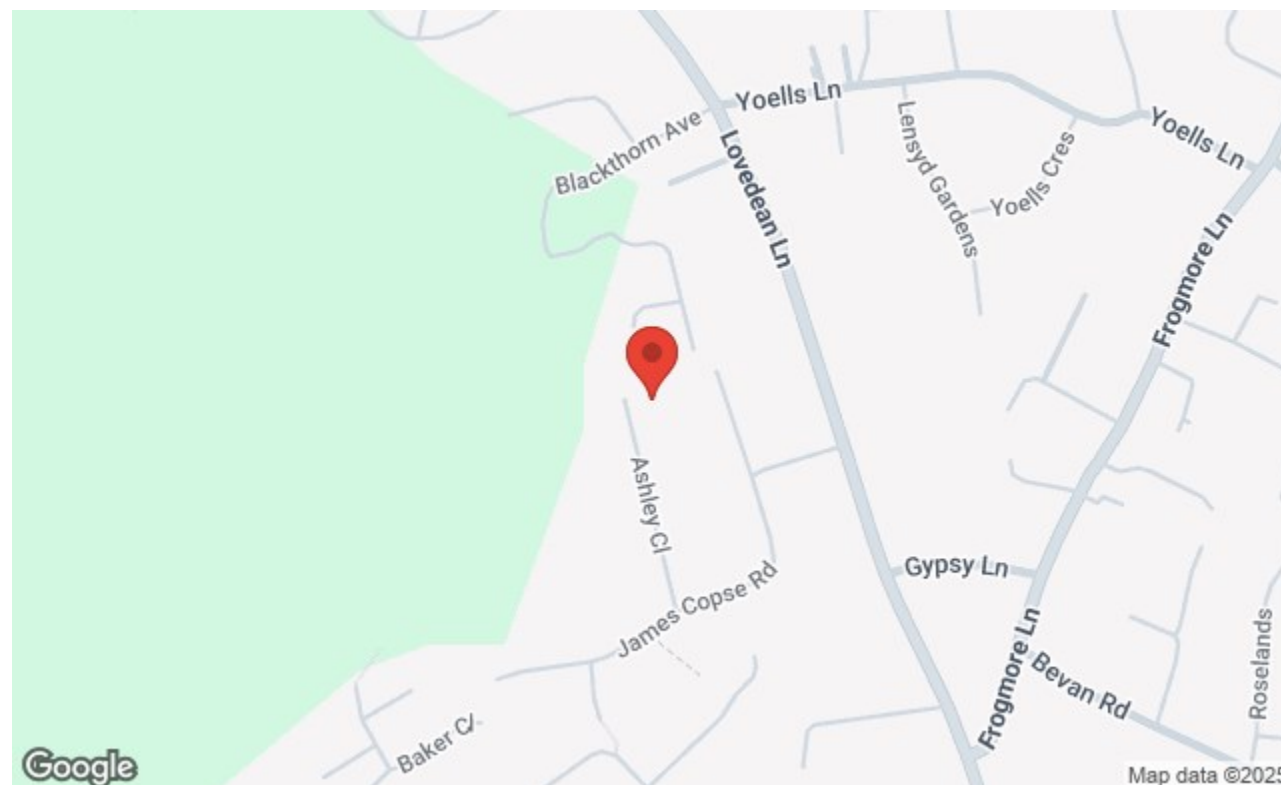


## Ashley Close, Waterlooville, PO8

Approximate Area = 913 sq ft / 84.8 sq m  
Garage = 130 sq ft / 12 sq m  
Total = 1043 sq ft / 96.8 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1283020



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



Guide Price £425,000

Ashley Close, Waterlooville PO8 9RQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ ONE BATHROOM
- ❖ DETACHED BUNGALOW
- ❖ SEPERATE WC
- ❖ SPACIOUS RECEPTION ROOM
- ❖ WELL APPOINTED KITCHEN
- ❖ REAR GARDEN
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ A MUST VIEW

Tucked away in this quiet and desirable cul-de-sac, this delightful three-bedroom detached bungalow offers a perfect blend of comfort, convenience and tranquility. Spanning an impressive 1,043 square feet, the property is well presented and boasts a welcoming atmosphere that is sure to appeal to families and individuals alike.

Upon entering, you will find a spacious reception room, with hardwood flooring throughout, that serves as the heart of the home, providing an ideal space for relaxation and entertaining guests. The bungalow features three well-proportioned bedrooms, each offering ample natural light and a tranquil setting for restful nights. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the off-road parking, accommodating up to two vehicles, along with a garage for additional storage or secure parking. This practical aspect is particularly valuable in today's busy lifestyle.

The location of Ashley Close is another significant advantage, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those seeking a peaceful yet connected community.

In summary, this well-presented detached bungalow in Waterlooville is a rare find, combining spacious living with practical features in a desirable location. Whether you are looking to downsize, start a family, or simply enjoy the benefits of single-storey living, this property is well worth a visit.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**DINING/LIVING ROOM**  
21'4" x 14'9" (6.51 x 4.50)

**KITCHEN**  
9'11" x 8'4" (3.03 x 2.56)

**BEDROOM 1**  
13'5" x 10'8" (4.09 x 3.27)

**BEDROOM 2**  
10'3" x 10'3" (3.14 x 3.14)

**BEDROOM 3**  
10'9" x 7'10" (3.28 x 2.39)

**BATHROOM**  
9'1" x 7'8" (2.78 x 2.34)

**GARAGE**  
17'3" x 8'2" (5.27 x 2.49)

**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.

**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.

**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.

**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!

**COUNCIL TAX BAND**  
The local authority is Havant borough council. BAND : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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