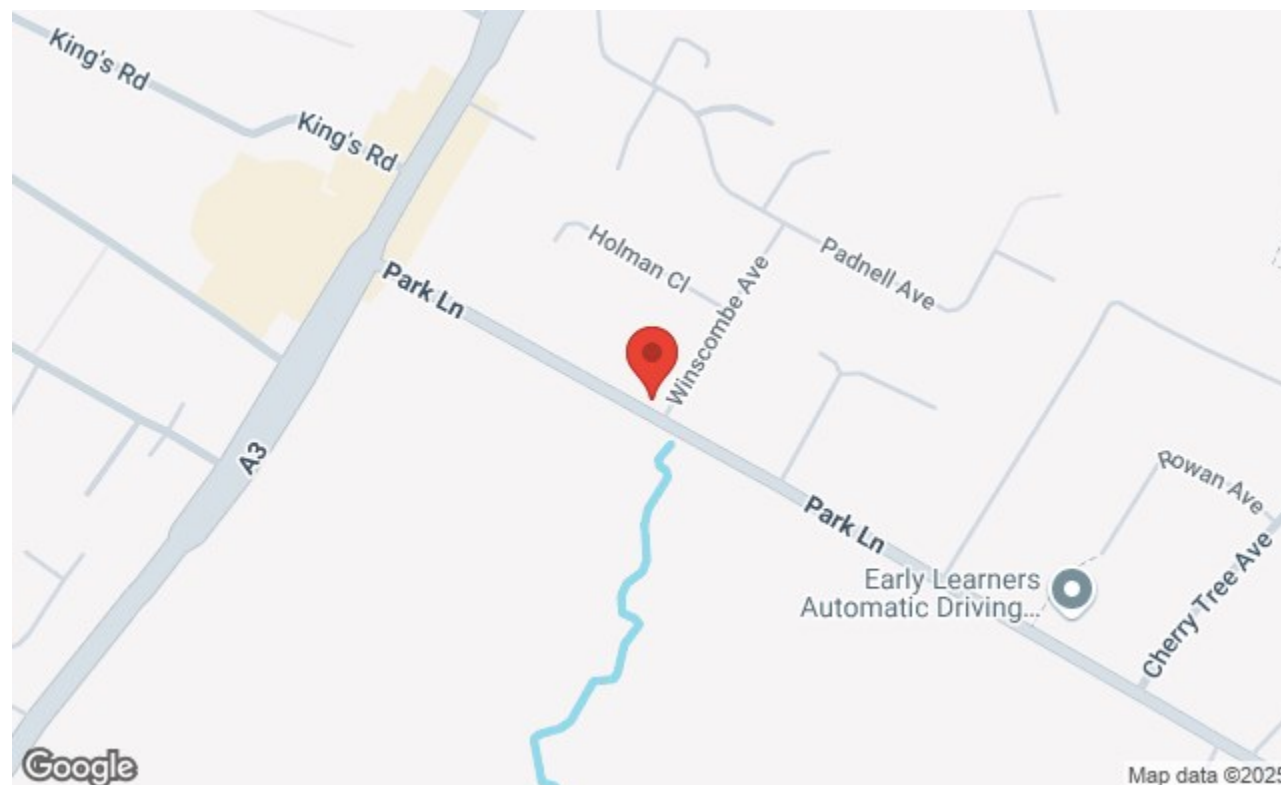


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1297393



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



Offers In Excess Of £325,000

Park Lane, Waterlooville PO8 8AB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ DETACHED BUNGALOW
- ❖ SPACIOUS LOUNGE
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ DINING ROOM/BEDROOM TWO
- ❖ PATIO GARDEN
- ❖ FRONT GARDEN
- ❖ DRIVEWAY
- ❖ GARAGE
- ❖ A MUST VIEW

This charming detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 786 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retirement.

Upon entering, you are welcomed by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The layout is thoughtfully designed to maximise space and natural light, creating a warm and homely environment. The bungalow also boasts a well-appointed bathroom, ensuring all your essential needs are met.

For those who value practicality, this

property includes a garage along with off-road parking for up to two vehicles, providing ample space for family and guests. The outdoor area offers potential for gardening or simply enjoying the fresh air in a tranquil setting.

Located in a sought-after neighbourhood, this bungalow is conveniently situated near local amenities, schools, and transport links, making it an excellent choice for those who appreciate both peace and accessibility.

In summary, this delightful two-bedroom detached bungalow on Park Lane is a rare find, combining spacious living with practical features in a lovely community. It presents a wonderful opportunity for anyone looking to settle in the charming town of Waterlooville.

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



PROPERTY INFORMATION

BEDROOM 1
12'8" x 10'1" (3.88 x 3.09)

LOUNGE
15'8" x 11'10" (4.78 x 3.63)

DINING ROOM/BEDROOM 2
10'4" x 10'2" (3.16 x 3.10)

KITCHEN/BREAKFAST ROOM
12'0" x 9'9" (3.66 x 2.98)

SHOWER ROOM
5'9" x 4'10" (1.77 x 1.48)

GARAGE
16'0" x 8'3" (4.89 x 2.53)

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		83
(81-91) B		
(69-80) C		58
(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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