

Chalk Ridge, Clanfield, Waterlooville, PO8

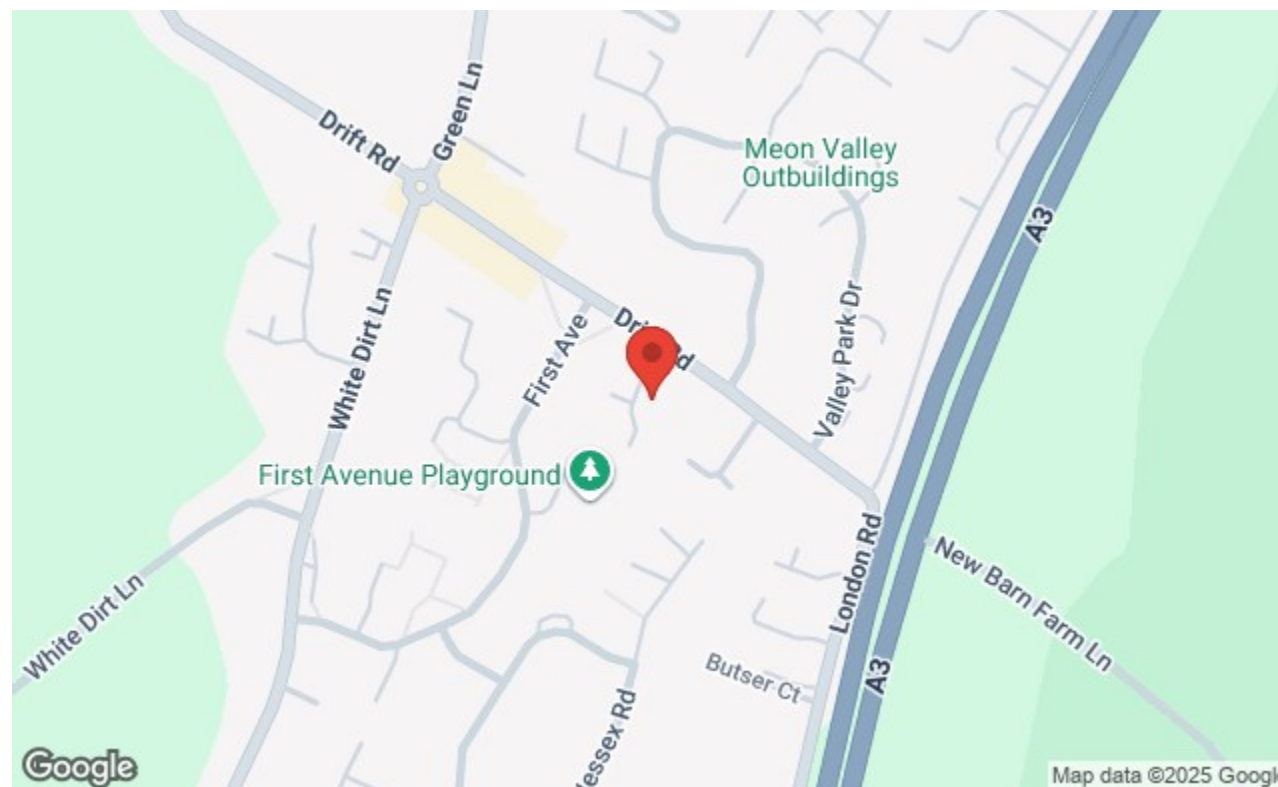
Approximate Area = 624 sq ft / 57.9 sq m
Garage = 156 sq ft / 14.5 sq m
Total = 780 sq ft / 72.4 sq m
For identification only - Not to scale



GROUND FLOOR

GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1341581



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Offers In Excess Of £340,000

Chalk Ridge, Waterlooville PO8 0QX

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HIGHLIGHTS

- ❖ DETACHED
- ❖ TWO BEDROOMS
- ❖ RECEPTION ROOM
- ❖ BATHROOM
- ❖ GARAGE
- ❖ QUITE LOCATION
- ❖ CLOSE TO AMENITIES
- ❖ TRANSPORT LINKS
- ❖ CUL DE SAC
- ❖ A MUST VIEW

Nestled in the charming area of Chalk Ridge, Clanfield, Waterlooville, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The bungalow features a well-appointed bathroom, ensuring all your daily needs are met with ease. The kitchen, while not specified, is typically a central hub in such homes, likely offering ample storage and workspace for culinary enthusiasts.

One of the standout features of this property is the generous garden, which provides a wonderful outdoor space for gardening, leisure, or simply enjoying the fresh air. Additionally, the garage offers practical storage solutions or the potential for a workshop, catering to various lifestyle needs.

This bungalow is a must-view for anyone seeking a tranquil living environment in a sought-after location. With its appealing features and potential, it presents an excellent opportunity for those looking to settle in a friendly community. Don't miss the chance to make this charming property your new home.

Call today to arrange a viewing

02392 232 888

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PROPERTY INFORMATION

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : C

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!

RECEPTION ROOM

17'5" x 11'8" (5.31 x 3.56)

KITCHEN

9'1" x 8'11" (2.79 x 2.74)

BATHROOM

6'7" x 6'0" (2.03 x 1.83)

BEDROOM 1

11'8" x 11'8" (3.56 x 3.56)

BEDROOM 2

9'1" x 8'2" (2.79 x 2.51)

GARAGE

18'9" x 8'2" (5.74 x 2.51)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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