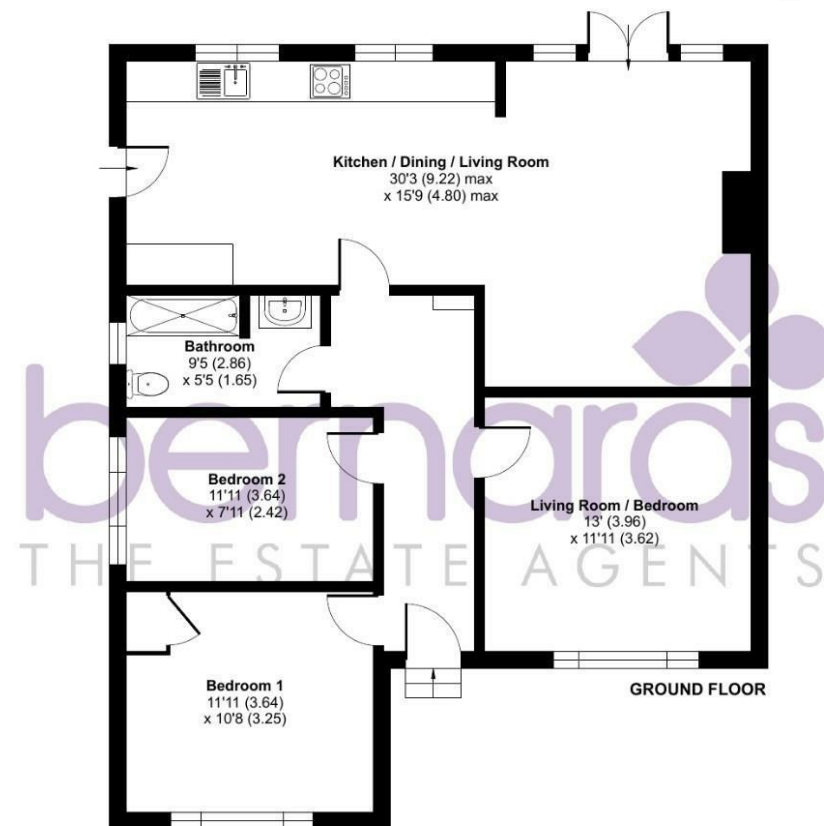


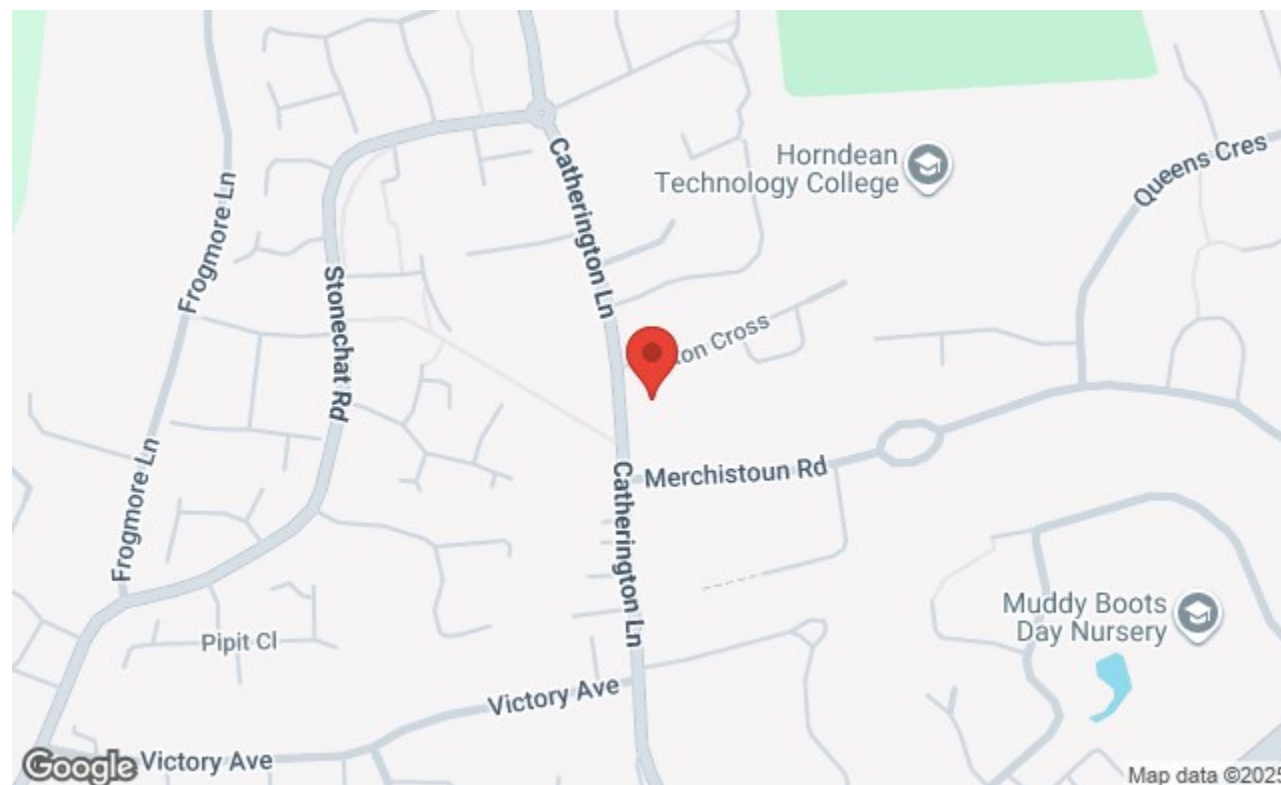


## Catherington Lane, Waterlooville, PO8

Approximate Area = 956 sq ft / 88.8 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). © richcom 2025. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1372599



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



Offers In Excess Of £450,000

Catherington Lane, Waterlooville PO8 9PB

**bernard's**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DETACHED BUNGALOW
- ❖ THREE BEDROOM
- ❖ KITCHEN/LIVING ROOM
- ❖ GARDEN
- ❖ OFF ROAD PARKING
- ❖ NO CHAIN
- ❖ MODERN FINISH
- ❖ CLOSE TO AMENITIES
- ❖ EPC RATING C
- ❖ A MUST VIEW

Situated on the charming Catherington Lane, this delightful detached bungalow offers a perfect blend of comfort and modern living. Spanning an impressive 956 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The heart of the home is the beautifully refurbished kitchen and lounge room, which spans the rear of the property, creating a bright and airy atmosphere. This open-plan design not only enhances the flow of the living space but also allows for easy interaction with family and guests.

The bungalow features a well-appointed bathroom, ensuring convenience for all

residents. Additionally, the property benefits from parking for up to four vehicles, a rare find that adds to its appeal.

One of the standout features of this home is that it is offered with no onward chain, allowing for a smooth and hassle-free purchase. The refurbishment has been completed to a fantastic standard, ensuring that the new owners can move in with ease and enjoy the modern comforts of this lovely residence.

Catherington Lane is a sought-after location, providing a peaceful setting while still being conveniently close to local amenities. This bungalow is a wonderful opportunity for anyone looking to secure a stylish and spacious home in a desirable area. Do not miss the chance to make this exceptional property your own.

Call today to arrange a viewing

02392 232 888

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## COUNCIL TAX BAND

The local authority is Havant borough council.  
BAND : D

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.

## LIVING ROOM

12'11" x 11'10" (3.96 x 3.62)

## KITCHEN/DINING ROOM

30'2" x 15'8" (9.22 x 4.80)

## BEDROOM ONE

11'11" x 10'7" (3.64 x 3.25)

## BEDROOM TWO

11'11" x 7'11" (3.64 x 2.42)

## 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.

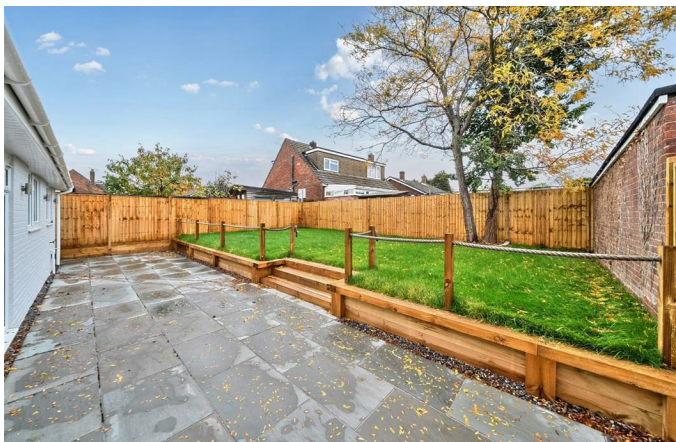
## SOLICITORS

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



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