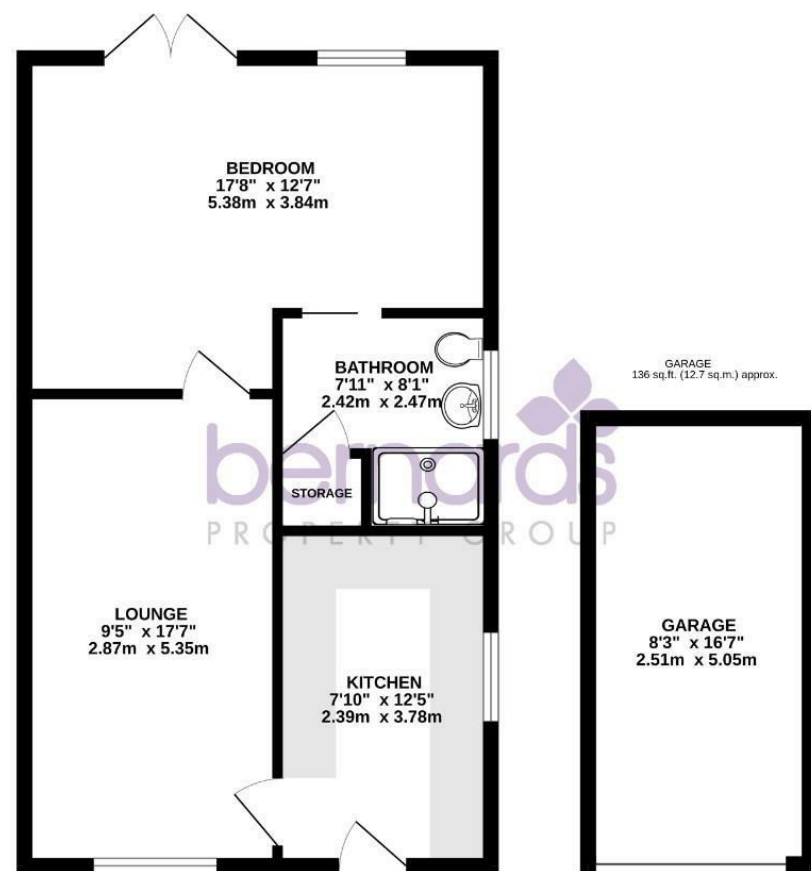
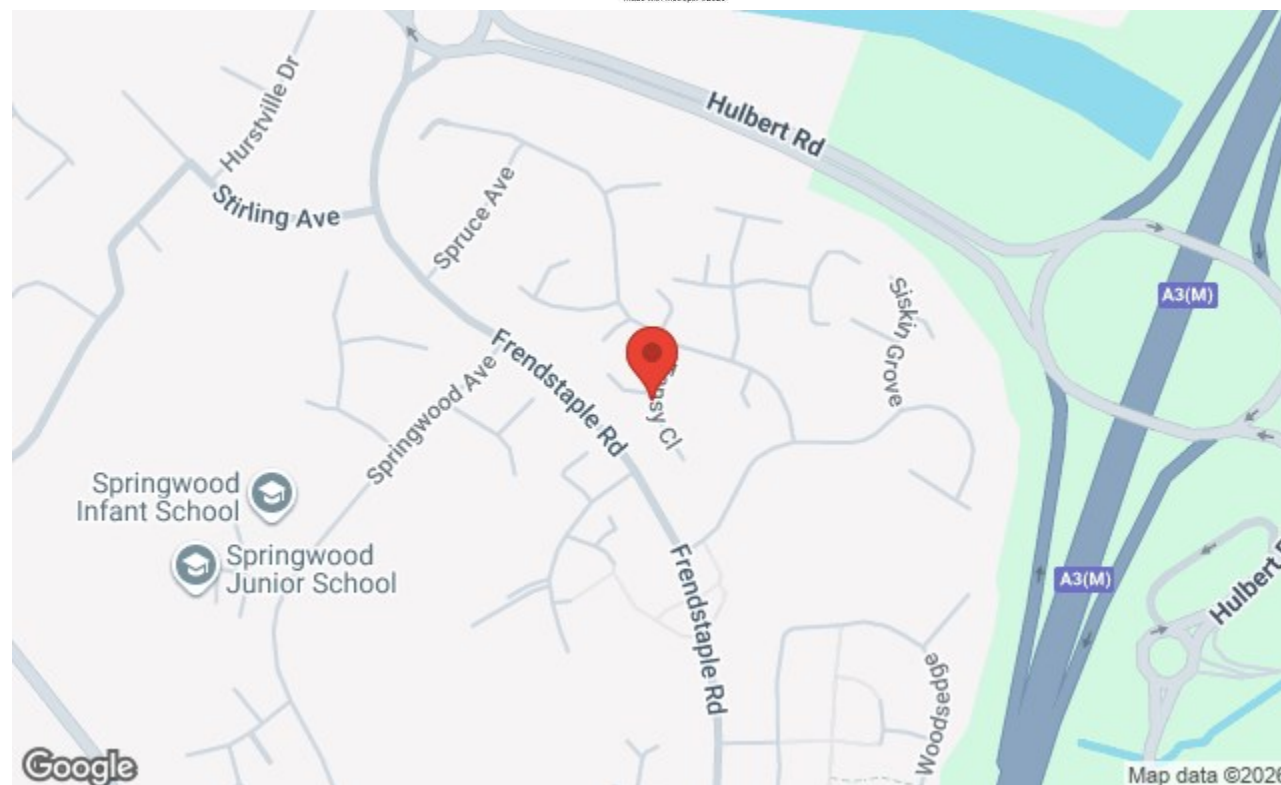


GROUND FLOOR  
520 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX  
t: 02392 232 888



**FOR SALE**

Offers In Excess Of £250,000

Tansy Close, Waterloooville PO7 8HL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FORMALLY TWO BEDROOMS
- ❖ ONE BEDROOM
- ❖ SEMI DETECTED
- ❖ BUNGALOW
- ❖ WHEELCHAIR ACCESSIBILITY
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ ENCLOSED REAR GARDEN
- ❖ GOOD DECORATIVE ORDER
- ❖ VIEWING ADVISED

Nestled in the charming area of Tansy Close, Waterloooville, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 657 square feet, the property features a well-appointed bedroom, a welcoming reception room, and a modern bathroom, making it an ideal choice for individuals or couples seeking a tranquil living space.

One of the standout features of this bungalow is its wheelchair accessibility, ensuring that it caters to a wide range of needs. The property also boasts ample parking, with space for up to four vehicles, which is a rare find in

this area. Additionally, the inclusion of a garage provides further convenience for storage or additional parking.

The location is particularly appealing, offering a peaceful residential environment while still being within easy reach of local amenities and transport links. Whether you are looking to downsize or simply seeking a comfortable home, this bungalow is a must-view. With its thoughtful design and practical features, it presents an excellent opportunity for those looking to settle in Waterloooville. Don't miss the chance to make this lovely property your new home.

Call today to arrange a viewing  
02392 232 888  
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# PROPERTY INFORMATION

**KITCHEN**  
7'10" x 12'4" (2.39 x 3.78)

**LOUNGE**  
9'4" x 17'6" (2.87 x 5.35)

**BEDROOM**  
17'7" x 12'7" (5.38 x 3.84)

**BATHROOM**  
7'11" x 8'1" (2.42 x 2.47)

**GARAGE**  
8'2" x 16'6" (2.51 x 5.05)

**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.

**COUNCIL TAX BAND**  
The local authority is Havant borough council.  
BAND : YEARLY £:  
MONTHLY £:

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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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