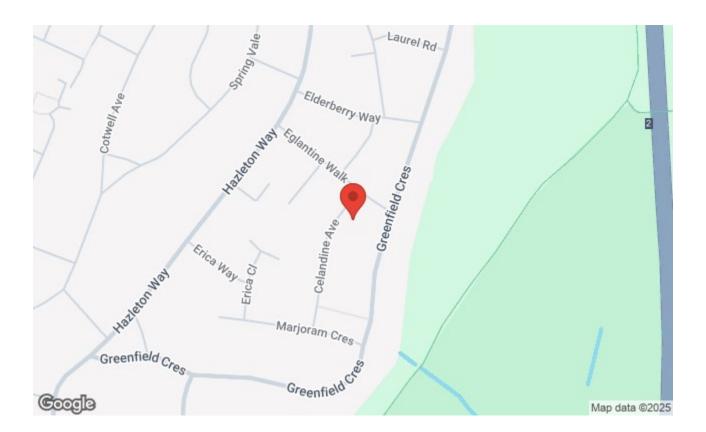
Celandine Avenue, Waterlooville, PO8 Approximate Area = 1056 sq ft / 98.1 sq m Garage = 202 sq ft / 18.7 sq m Outbuilding = 48 sq ft / 4.4 sq m Total = 1306 sq ft / 121.2 sq m For identification only - Not to scale Bedroom 3 11'1 (3.39) x 9'8 (2.95)

ating International Property Measurement Standards (IPMS2 Resider of Bernards Estate and Letting Agents Ltd. REF: 1321054



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



Offers In Excess Of £450,000

Celandine Avenue, Waterlooville PO8 9BE







- BUNGALOW
- DETCAHED
- FOUR BEDROOMS
- LIVING ROOM
- BATHROOM SHOWER ROOM
- OFF ROAD PARKING
- **GARAGE**
- **QUITE LOCATION**
- A MUST VIEW

NO CHAIN

Nestled in the desirable Hazelton Estate on Celandine Avenue, Waterlooville, this charming detached bungalow offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The heart of the home is a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining. The well-appointed bathroom ensures that daily routines are both practical and pleasant.

One of the standout features of this property is the ample off-road parking, accommodating up to four vehicles, along with a garage for additional storage or secure parking.

The bungalow's location in Waterlooville offers easy access to local amenities, schools, and transport links, making it a convenient choice for modern living.

This property is truly a must-view, presenting an excellent opportunity for those looking to settle in a peaceful yet accessible neighbourhood. Don't miss your chance to make this delightful bungalow your new home.

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





PROPERTY INFORMATION

COUNCIL TAX BAND The local authority is Havant borough council. Please ask a member of BAND: D

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In BEDROOM ONE Principle or are yet to 11'10" x 10'3" (3.63 x 3.14) source a lender then we can certainly help.

OFFER CHECK

If you are considering BEDROOM THREE making an offer for this or 11'1" x 8'11" (3.39 x 2.74) any other property Bernards Estate Agents are marketing, please make contact with you local office LIVING ROOM so we can verify your $18^{\circ}7^{\circ} \times 10^{\circ}5^{\circ}$ (5.67 x 3.18) financial/Mortgage situation.

REMOVALS

Also here at Bernards we SHOWER ROOM like to offer our clients the complete service. In doing BATHROOM so we have taken the time 7'9" x 544'7" (2.38 x 166) to source a reputable removal company to ensure **GARAGE** that your worldly $17'6'' \times 9'1'' (5.35 \times 2.79)$ belongings are moved safely. Please ask in office for further details and 7'10" x 6'1" (2.40 x 1.86) 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.

staff for further details!

BEDROOM ONE

KITCHEN/BREAKFAST ROOM

BEDROOM TWO 12'0" x 9'3" (3.67 x 2.84)

BEDROOM FOUR 9'2" x 8'7" (2.80 x 2.62)

DINING ROOM $11'1" \times 8'11" (3.39 \times 2.74)$

6'3" x 4'8" (1.91 x 1.44)



















