

£365,000

Bryony Way

Waterlooville, PO7 8HQ

PROPERTY SUMMARY

Boasting wonderful corner plot position with a large rear garden and beautiful wooded outlook we are delighted to offer for sale this 3 bedroom detached bungalow in Bryony Way, Waterloooville. The property is offered for sale with no forward chain and internal viewings are very strongly advised. The property has 3 bedrooms, a shower room, large lounge/diner, fitted kitchen with built in appliances and a conservatory. Externally there is a wonderful rear garden and attractive gardens to the front with a fabulous wooded outlook and a garage with own driveway providing off road parking. Bryony Way is a quiet cul-de-sac with a host of amenities close by and internal viewings are very strongly advised.





ENTRANCE HALL Door to front aspect, radiator, airing cupboard, access to loft, doors to:

BEDROOM 1 12' 03" x 9' 11" (3.73m x 3.02m) Window to front aspect, radiator, range of built in wardrobes and bedroom furniture.

BEDROOM 2 9' 05" x 8' 11" (2.87m x 2.72m) Window to rear aspect, radiator, built in wardrobe.

BEDROOM 3 10' 02 max" x 9' 05 max" (3.1m x 2.87m) Window to rear aspect, radiator.

SHOWER ROOM Window to rear aspect, heated towel rail, shower cubicle, hand wash basin and WC with extensive vanity surround and cupboards under, spot lighting.

LOUNGE/DINER 21' 04" x 12' 08 into bay" (6.5m x 3.86m) Large bay window to front aspect, radiator, electric fire, door to:

KITCHEN 11' 04" x 8' 11" (3.45m x 2.72m) Window to rear aspect, radiator, range of fitted cupboards, units and work surface with inset sink unit and mixer tap, integrated double oven, hob and extractor, space for fridge freezer, plumbing for washing machine, wall mounted boiler.

CONSERVATORY 11' 02" x 9' 07" (3.4m x 2.92m) Windows to front and both sides, double doors to garden, radiator, light and power, tap.

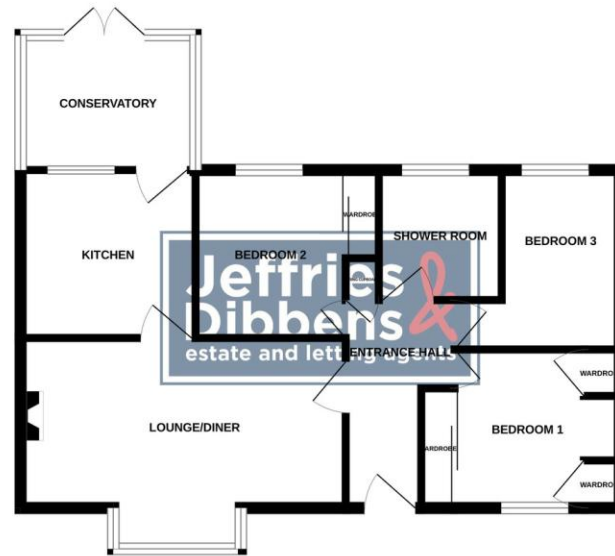
OUTSIDE Front - Landscaped front garden which is mostly laid to lawn and has numerous flowers and plants, gated side access to rear garden.

REAR GARDEN Large corner plot rear garden which is mostly laid to paving and shingle and has an array of plants and shrubs, dual gate side access, outside tap and light, green house.

GARAGE Up and over door, light and power, own driveway.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in this regard. No liability is accepted for any loss or damage.

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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