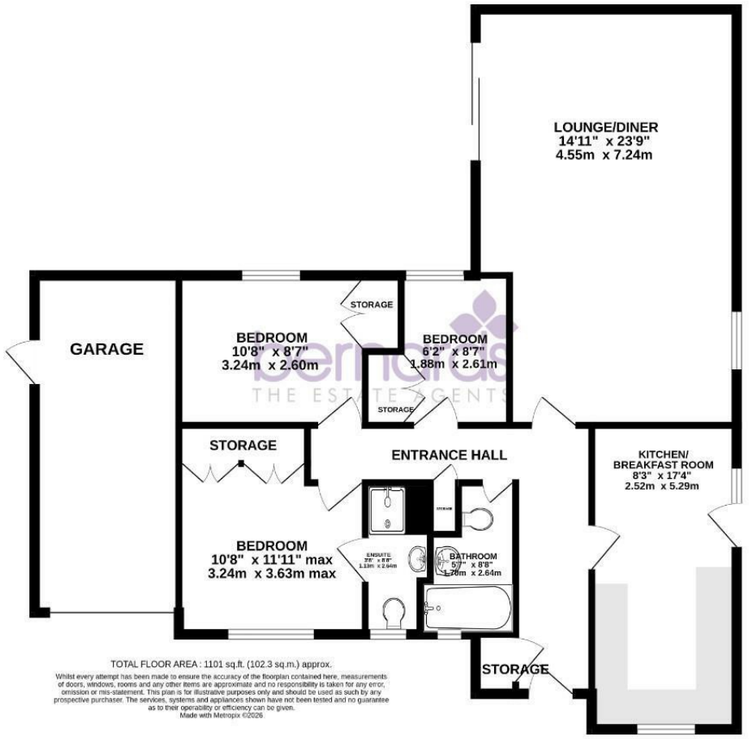
GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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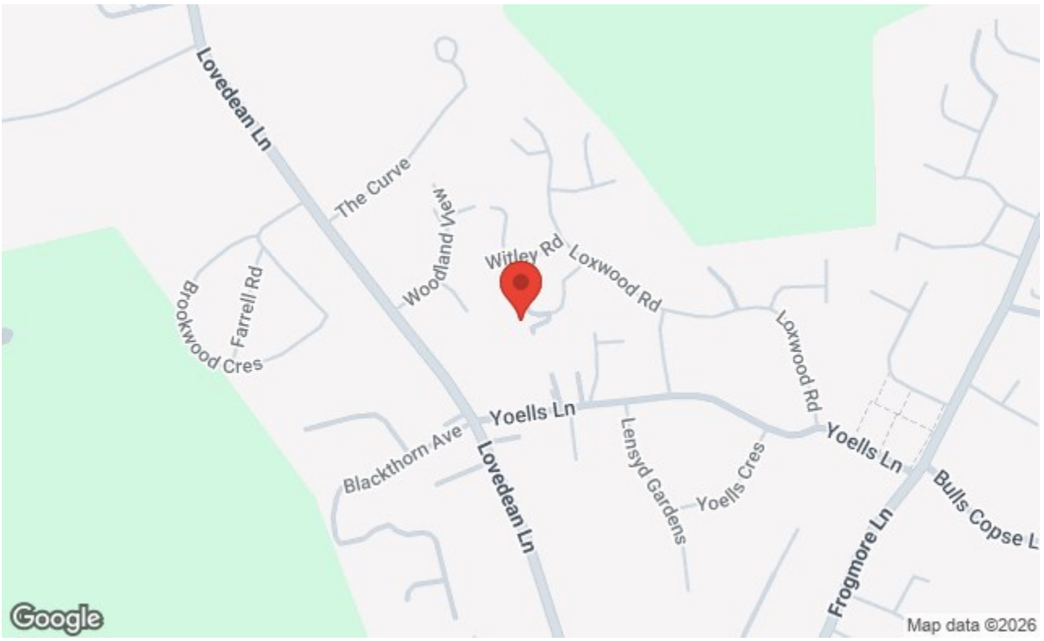

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FOR SALE

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HIGHLIGHTS

- THREE BEDROOM
- DETACHED BUNGALOW
- SOUGHT AFTER ESTATE
- CUL-DE-SAC
- TWO BATHROOMS
- 23FT LOUNGE/DINER
- GARAGE AND DRIVEWAY
- POTENTIAL TO MODERNISE
- NO FORWARD CHAIN
- A MUST VIEW

Nestled in the corner of a quiet cul-de-sac on Loxwood Road, Waterlooville, this impressive detached bungalow offers a perfect blend of comfort and potential. Spanning over 1000 square feet, the property boasts bedrooms, making it an ideal for those seeking extra space. The bungalow features a huge, 23ft reception room, providing a welcoming area for relaxation and entertaining.

The two bathrooms add convenience, ensuring that morning routines and guest visits are effortlessly accommodated. While the property is presented in good order, there is also exciting potential for modernisation, allowing you to tailor the space to your personal taste and lifestyle.

Situated in a desirable location, this bungalow benefits from a peaceful setting while remaining close to local amenities and transport links. The absence of a forward chain simplifies the buying process, making this an attractive opportunity for prospective homeowners.

Whether you are looking to settle down in a quiet neighbourhood or seeking a project to make your own, this large bungalow on Loxwood Road is a must-see. Embrace the chance to create your dream home in this lovely part of Waterlooville.

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

PROPERTY INFORMATION

LOUNGE/DINER
14'11" x 23'9" (4.55m x 7.24m)

KITCHEN/BREAKFAST ROOM
17'4" x 8'3" (5.28m x 2.51m)

BEDROOM ONE
10'8" x 11'11" max (3.25m x 3.63m max)

ENSUITE
8'8" x 3'8" (2.64m x 1.12m)

BEDROOM TWO
10'8" x 8'7" (3.25m x 2.62m)

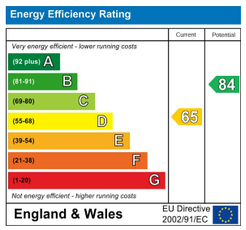
BEDROOM THREE
6'3" x 8'7" (1.91m x 2.62m)

BATHROOM
8'8' x 5'7" (2.64m' x 1.70m)

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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