



**Bernina Avenue, Waterlooville PO7 6XQ**

**welcome to**

## **Bernina Avenue, Waterlooville**

Modern four-bedroom bungalow with a bright interior, offering two bedrooms downstairs and two upstairs. The master bedroom benefits from its own en-suite, complemented by a separate family bathroom. Features include a low-maintenance rear garden and off-road parking to the front.

### **Entrance Hall**

Doors to:

### **Bedroom Three**

Double glazed window to front aspect. Carpet flooring, radiator.

### **Lounge**

Double glazed window to front aspect. Stairs leading to first floor. Laminate flooring, radiator, fireplace with hearth and mantel over.

### **Bathroom**

Double glazed window to side aspect. Panel enclosed bath with shower over, wash hand basin set over cupboard unit, low level WC. Vinyl flooring, radiator.

### **Bedroom One**

Double glazed window to side aspect. Carpet flooring, radiator. Door to en-suite shower room.

### **En-Suite**

Double glazed window to rear aspect. Shower cubicle, low level WC, wash hand basin set over vanity unit. Radiator, tiled walls.

### **Dining Room**

Double glazed window to side aspect. Laminate flooring, radiator, space for American style fridge / freezer. Archway through to kitchen.

### **Kitchen**

Double glazed window to rear aspect. Range of wall and base units with work surface over incorporating sink unit with mixer tap over. Range style oven with five ring gas hob and extractor hood over. Space for dishwasher, laminate flooring. Through to utility room.

### **Utility Room**

Double glazed window to rear aspect. Door leading to rear garden, wall and base units with work surface over. Laminate flooring, space for washing machine and tumble dryer.

### **First Floor Landing**

Doors to:

### **Bedroom Two**

Double glazed window to rear aspect. Carpet flooring, radiator.

### **Bedroom Four**

Double glazed window to front aspect. Carpet flooring, radiator.

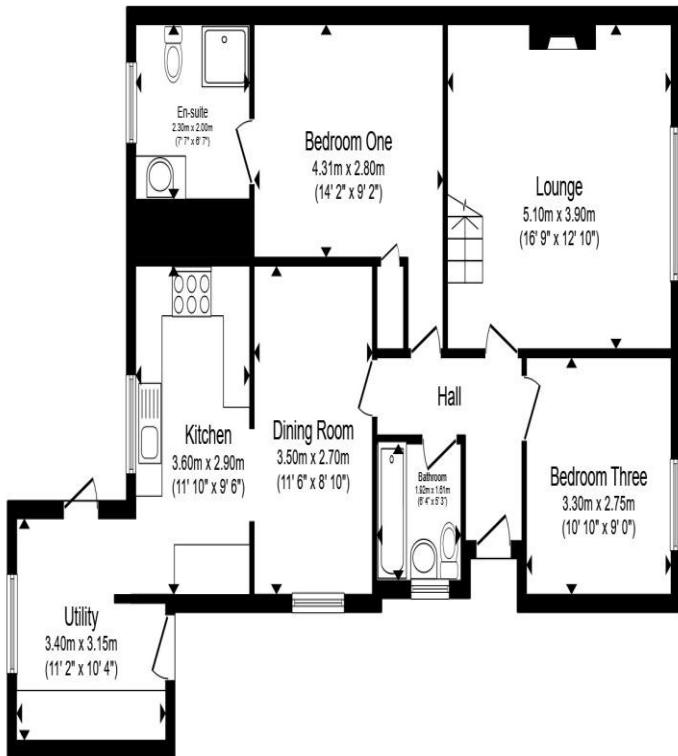
### **Outside**

### **Front**

Shingle area, block paved and tarmac driveway, providing off road parking.

### **Rear Garden**

Laid to decking. Mature tree. Space for shed and ample space for seating.



Ground Floor



First Floor

Total floor area 113.5 m<sup>2</sup> (1,222 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to  
**Bernina Avenue,  
Waterlooville**

- No Forward Chain!!
- Semi Detached Bungalow
- Four Bedrooms
- Kitchen plus Good Size Utility Room
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£450,000**



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