



**Bernina Avenue, Waterloo PO7 6XQ**

**welcome to**

## **Bernina Avenue, Waterloooville**

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.

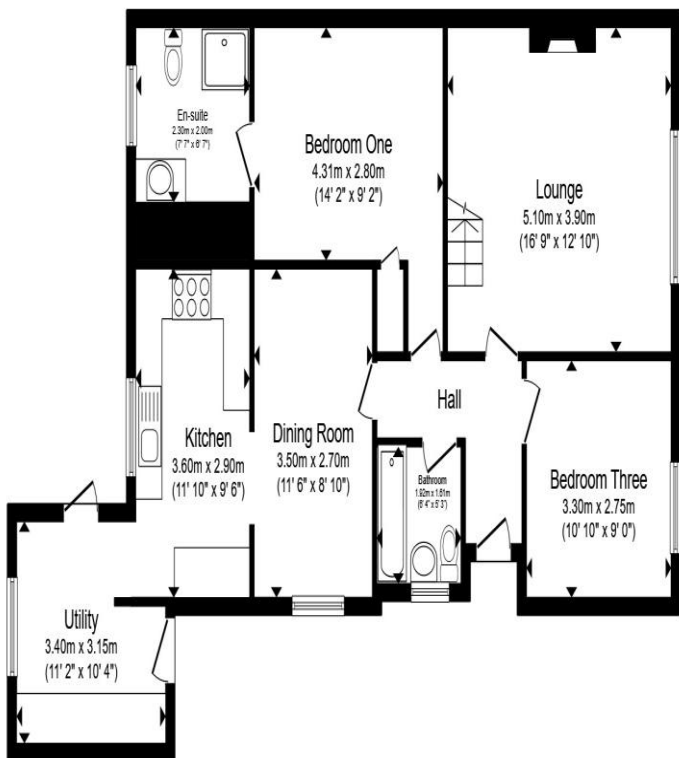
### **Outside**

### **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**



**check out more properties at [fox-and-sons.co.uk](http://fox-and-sons.co.uk)**



Property Ref:  
WLV109587 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**023 9226 2447**



[Waterlooville@fox-and-sons.co.uk](mailto:Waterlooville@fox-and-sons.co.uk)



81B London Road, WATERLOOVILLE,  
Hampshire, PO7 7ES



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**