



27 Windsor Road | PO7 6BA | £380,000

GEOFF **FOOT**  
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Geoff Foot Estate Agents are delighted to offer for sale this well-presented link-detached bungalow, situated on the popular 'Berg' Estate in Waterloo. The property is approached via a Upvc double glazed porch which leads into a welcoming hallway. The accommodation comprises a modern white gloss fronted fitted kitchen, three well-proportioned bedrooms, a spacious and comfortable lounge, and a UPVC double glazed conservatory overlooking the south west facing rear garden, creating an ideal space to relax or entertain. Externally, the home benefits from a long, paved driveway providing ample off-road parking, leading to a link-attached garage with a useful rear service door. To the rear, a generous south-west facing enclosed garden offers a private and sunny outdoor space, perfect for enjoying the warmer months. Offered with no forward chain, this lovely bungalow presents an excellent opportunity for buyers seeking a well-maintained home in a popular and convenient location.

- LINK DETACHED BUNGALOW ON REQUESTED 'BERG' ESTATE LOCATION
- THREE BEDROOMS
- SPACIOUS LOUNGE
- UPVC DOUBLE GLAZED CONSERVATORY
- MODERN WHITE GLOSS FRONTED KITCHEN
- WHITE SHOWER SUITE
- LONG PAVED DRIVEWAY
- ENCLOSED SOUTH WEST FACING REAR GARDEN
- ATTACHED GARAGE
- NO FORWARD CHAIN. NICELY PRESENTED.

Freehold | EPC: C | Council Tax Band: D

The accommodation comprises:

**Entrance Porch –**

Upvc double glazed windows and door from front path. Wall light. Tiled flooring. Power point. Double glazed composite door to

**Hallway –**

Double radiator. Dado rail. Twin low level cupboards, one housing gas meter and the other housing electric meter and Consumer unit. Two built in cupboards, one with coats hanging space and shelf and the second one with shelving and radiator. Access to loft space. Panel glazed door to

**Lounge –**

Radiator. Telephone and TV aerial point. UPVC double glazed French doors and side light to

**Conservatory –**

Upvc double glazed window units to three sides. Laminate flooring. Two wall lights and power point. Double glazed French doors to rear Garden.

**Modern Kitchen –**

Range of white gloss fronted wall and base cupboards and drawers fitted to three sides. Single drainer stainless steel sink unit and mixer tap set in work surface, cupboards below. Plumbed in automatic washing machine and under counter fridge. Inset 'Indesit' 4-ring electric hob with 'pull-out' extractor over and built in oven and grill below. Tiled splash backs. Double glazed windows to side. Double glazed window and door to rear Garden. Wall shelf. Radiator. Slip resistant flooring.

**Bedroom 1 –**

Double glazed window with venetian blind to side aspect. Radiator.

**Bedroom 2 –**

Double glazed window to front aspect. High level double glazed window to side. TV aerial point. Door to

**Bedroom 3 –**

Double glazed window to front with venetian blind. Radiator. Fitted floor to ceiling wardrobes, two mirror fronted.

**Shower Room –**

White suite comprising corner shower enclosure with mixer shower, handrail and extractor over. Wash hand basin, cupboard below and close coupled WC with shelf over, concealed cistern. Obscure double glazed window to side. Tall cupboard. Ceramic wall and floor tiling. Ladder style towel radiator. Handrail and wall mirror.

**Outside –**

Front garden has low front boundary with long block paved driveway, slate chippings laid area for display tubs etc. Inset shrubs. Gate and side path to

**South West facing Rear Garden –**

Outside water tap point. Paved patio with inset shingle laid display areas for tubs etc. Shingle laid and sleeper retained borders with shrubs, trellis and climbers.

**Link Attached Garage –**

With up and over door, power and light. Work surface with cupboards and drawers. UPVC double glazed rear service door from Garden.

[To view the virtual tour for this property please scan the QR Code >>](#)

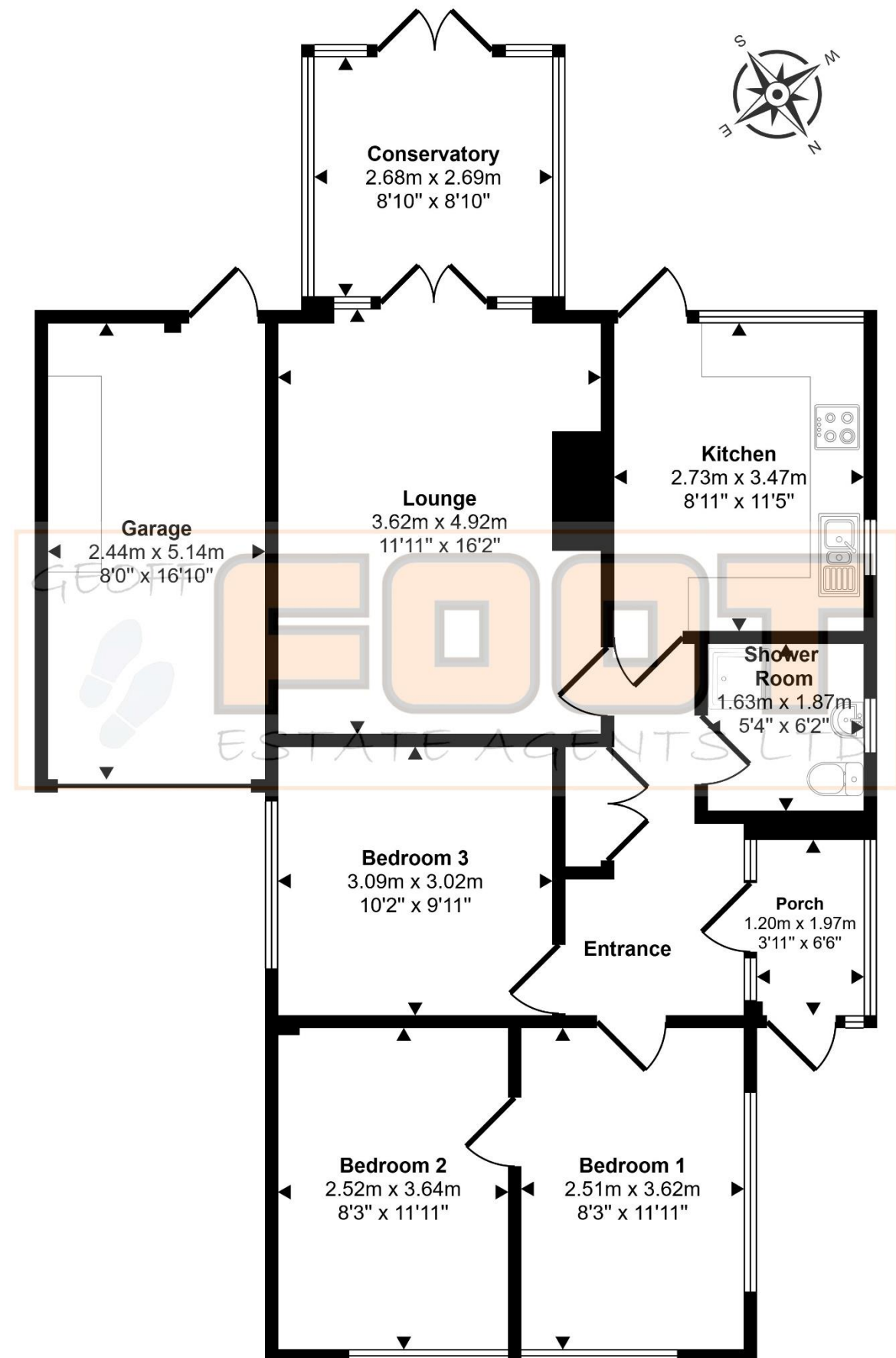


**IMPORTANT INFORMATION**

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



Approx Gross Internal Area  
91 sq m / 985 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.