

Woodcroft Lane, Waterlooville, PO8

Approximate Area = 1049 sq ft / 97.4 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1214 sq ft / 112.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1527827



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Offers In Excess Of £375,000

Woodcroft Lane, Waterlooville PO8 9QG

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HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ DETACHED
- ❖ OFF ROAD PARKING
- ❖ DETACHED GARAGE
- ❖ CONSERVATORY
- ❖ SHOWER ROOM
- ❖ ENCLOSED REAR GARDEN
- ❖ CLOSE TO AMENITIES
- ❖ NO CHAIN
- ❖ VIEWING ADVISED

Situated on the Woodcroft Lane in Waterlooville, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for those seeking a peaceful retreat while remaining close to local amenities.

Upon entering, you are greeted by a welcoming kitchen that sets the tone for the rest of the home. To your right, the spacious living room provides a lovely space for relaxation and entertaining. The bungalow also features a conservatory that spans the rear, allowing natural light to flood in and offering a serene spot to enjoy the garden views.

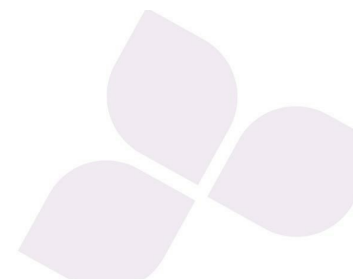
The layout includes two inviting bedrooms, perfect for restful nights, along with a modern shower room that caters to your daily needs. Outside, the property boasts a small courtyard garden at the rear, providing a private outdoor space for enjoying the fresh air. Additionally, a detached garage offers practical storage solutions or potential for a workshop.

At the front, an enclosed garden adds to the appeal, along with convenient parking options. This bungalow is not only a comfortable home but also a wonderful opportunity to enjoy a relaxed lifestyle in a sought-after location. Whether you are looking to downsize or seeking a charming residence, this property is sure to impress.

Call today to arrange a viewing

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PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

17'10" x 12'0" (5.46 x 3.68)

KITCHEN

12'6" x 10'5" (3.83 x 3.20)

BEDROOM ONE

14'0" x 14'0" (4.28 x 4.28)

BEDROOM TWO

9'11" x 8'5" (3.03 x 2.57)

SHOWER ROOM

7'5" x 6'0" (2.27 x 1.84)

CONSERVATORY

24'6" x 8'6" (7.47 x 2.60)

GARAGE

18'2" x 9'1" (5.54 x 2.77)

GARDEN

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : B

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	69	77
England & Wales		

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