



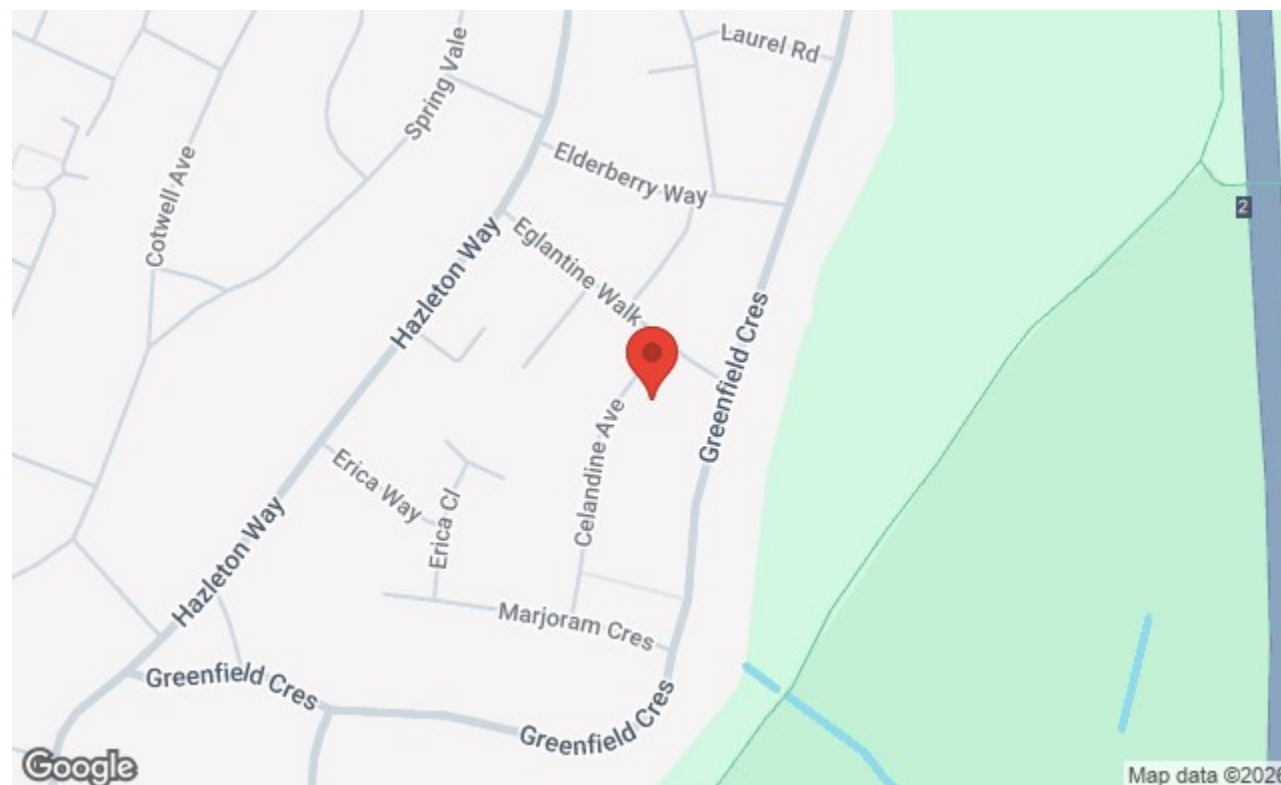
Celandine Avenue, Waterlooville, PO8

Approximate Area = 1056 sq ft / 98.1 sq m
Garage = 202 sq ft / 18.7 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 1306 sq ft / 121.2 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1321054



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Offers In Excess Of £450,000

Celandine Avenue, Waterlooville PO8 9BE

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BUNGALOW
- ❖ DETACHED
- ❖ FOUR BEDROOMS
- ❖ LIVING ROOM
- ❖ BATHROOM
- ❖ SHOWER ROOM
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ QUITE LOCATION
- ❖ A MUST VIEW

NO CHAIN

Nestled in the desirable Hazelton Estate on Celandine Avenue, Waterlooville, this charming detached bungalow offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The heart of the home is a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining. The well-appointed bathroom ensures that daily routines are both practical and pleasant.

One of the standout features of this property is the ample off-road parking, accommodating up to four vehicles, along with a garage for additional storage or secure parking.

The bungalow's location in Waterlooville offers easy access to local amenities, schools, and transport links, making it a convenient choice for modern living.

This property is truly a must-view, presenting an excellent opportunity for those looking to settle in a peaceful yet accessible neighbourhood. Don't miss your chance to make this delightful bungalow your new home.

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



PROPERTY INFORMATION

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : D

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 you 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!

BEDROOM ONE

KITCHEN/BREAKFAST ROOM

BEDROOM ONE

11'10" x 10'3" (3.63 x 3.14)

BEDROOM TWO

12'0" x 9'3" (3.67 x 2.84)

BEDROOM THREE

11'1" x 8'11" (3.39 x 2.74)

BEDROOM FOUR

9'2" x 8'7" (2.80 x 2.62)

LIVING ROOM

18'7" x 10'5" (5.67 x 3.18)

DINING ROOM

11'1" x 8'11" (3.39 x 2.74)

SHOWER ROOM

6'3" x 4'8" (1.91 x 1.44)

BATHROOM

7'9" x 5'4" (2.38 x 1.66)

GARAGE

17'6" x 9'1" (5.35 x 2.79)

SHED

7'10" x 6'1" (2.40 x 1.86)



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		
England & Wales		



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