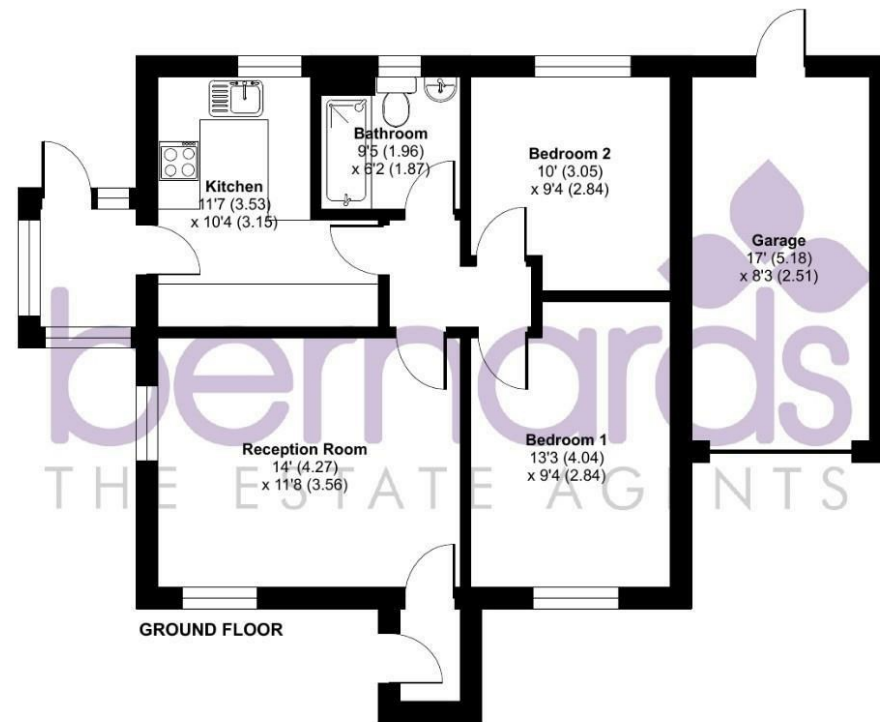
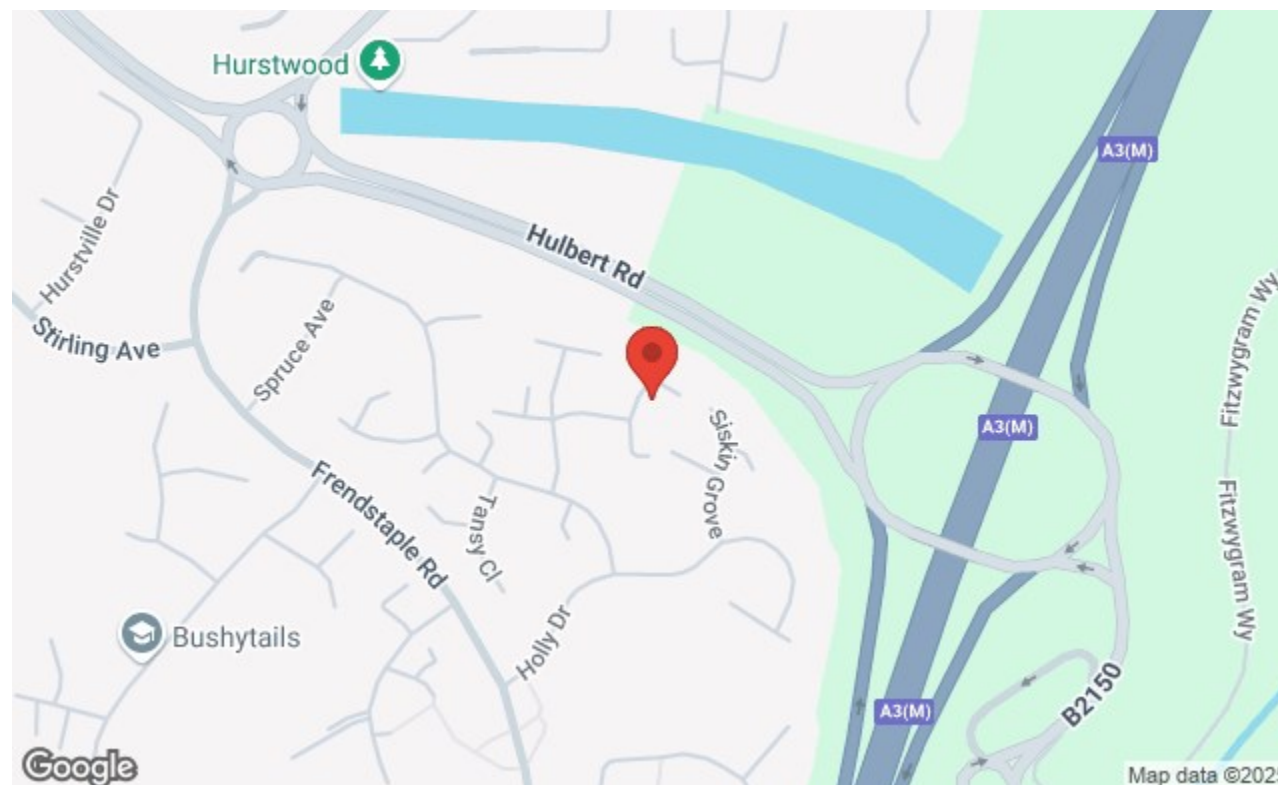


Bryony Way, Waterlooville, PO7

Approximate Area = 617 sq ft / 57.3 sq m
Garage = 141 sq ft / 13.1 sq m
Total = 758 sq ft / 70.4 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1247549



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



Offers In Excess Of £290,000

Bryony Way, Waterlooville PO7 8HQ

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ LINK DETACHED
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ KITCHEN
- ❖ LOUNE
- ❖ BATHROOM
- ❖ GARDEN
- ❖ VIEWING ADVISED

Nestled in the charming area of Bryony Way, Waterlooville, this immaculately presented link-detached bungalow offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for those seeking a comfortable and manageable home.

Upon entering, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The kitchen is thoughtfully designed, offering both functionality and style, making it a pleasure to prepare meals. The bathroom is well-appointed, ensuring convenience for daily routines.

One of the standout features of this

bungalow is the lovely garden, which provides a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property boasts off-road parking and a garage, providing ample space for vehicles and storage.

This bungalow is not only a beautiful home but also a practical choice for those looking to downsize or for first-time buyers. The location in Waterlooville offers a friendly community atmosphere, with local amenities and transport links conveniently nearby.

We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss the opportunity to make this lovely bungalow your new home.

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

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.

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.

COUNCIL TAX BAND

The local authority is Havant borough council. BAND : YEARLY £: MONTHLY £:

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!

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money

laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

RECEPTION ROOM

14'0" x 11'8" (4.27 x 3.56)

BEDROOM 1

13'3" x 9'3" (4.04 x 2.84)

BEDROOM 2

10'0" x 9'3" (3.05 x 2.84)

BATHROOM

6'5" x 6'1" (1.96 x 1.87)

KITCHEN

11'6" x 10'4" (3.53 x 3.15)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (82 plus) A (61-81) B (49-60) C (39-48) D (29-38) E (21-28) F (1-20) G Not energy efficient - higher running costs	88
	71
EU Directive 2002/91/EC	
England & Wales	



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