

£365,000

Lovedean Lane, Waterloooville PO8
9RW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ DETACHED
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ LING ROOM
- ❖ CONSERVATORY
- ❖ ENCLOSED REAR GARDEN
- ❖ MODERNISATION REQUIRED
- ❖ SOLD VIA AUCTION
- ❖ NO CHAIN

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £365,000

Nestled in the desirable area of Lovedean Lane, Waterloooville, this charming three-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, alongside three well-proportioned bedrooms that offer ample space for family living or guest accommodation.

The bungalow features a bathroom that caters to all your essential needs, while the enclosed rear garden provides a private outdoor space, ideal for enjoying sunny days or hosting gatherings.

Additionally, the property benefits from off-road parking and a garage, ensuring that your vehicles are secure and easily accessible.

Although the bungalow requires some updating, it offers a fantastic canvas for potential buyers to personalise and enhance according to their tastes. Its prime location is a significant advantage, with local shops and bus links just a stone's throw away, making daily errands and commuting a breeze.

This property is perfect for families, retirees, or anyone looking to enjoy the tranquillity of bungalow living in a vibrant community. With its great potential and convenient amenities nearby, this bungalow is not to be missed.

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





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PROPERTY INFORMATION

Auctioneer's Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the

purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

RECEPTION ROOM

19'1" x 12'9" (5.84 x 3.89)

DINING ROOM/THIRD BEDROOM

14'9" x 8'7" (4.50 x 2.62)

BEDROOM ONE

14'9" x 11'1" (4.52 x 3.38)

BEDROOM TWO

10'5" x 8'5" (3.18 x 2.57)

KITCHEN

13'5" x 10'4" (4.11 x 3.15)

Council tax 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 your local office so we can verify your financial/Mortgage situation.

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		
	62	75
EU Directive 2002/91/EC		
England & Wales		

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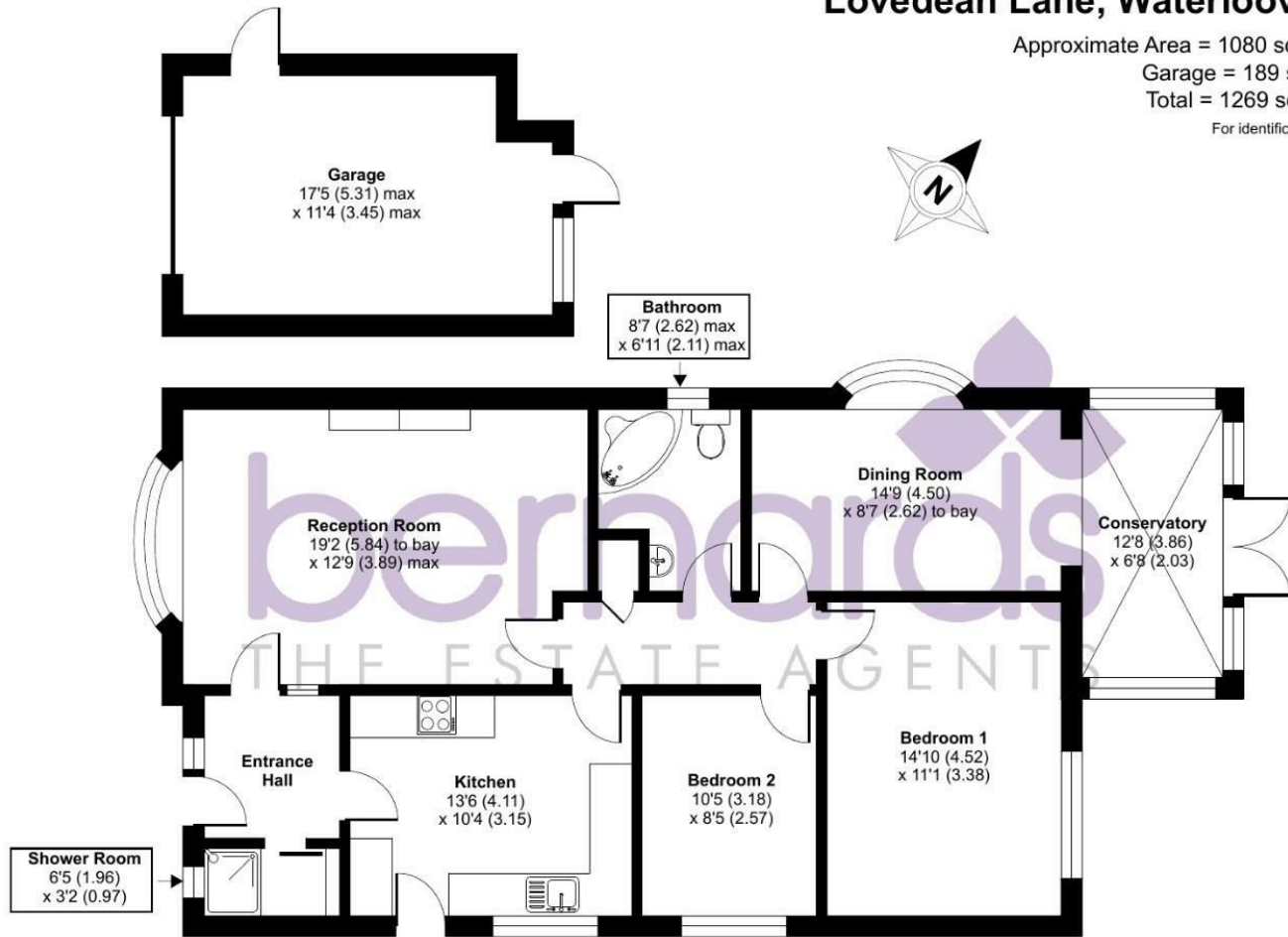
Lovedean Lane, Waterlooville, PO8

Approximate Area = 1080 sq ft / 100.3 sq m

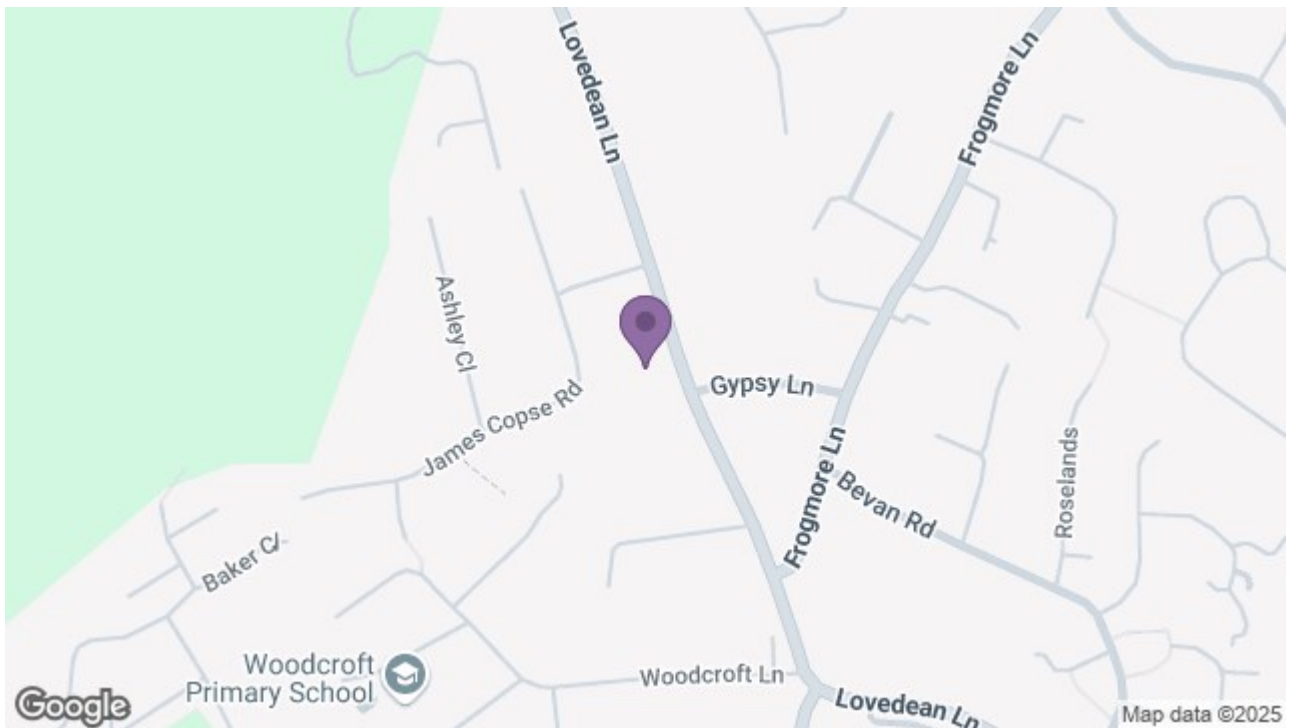
Garage = 189 sq ft / 17.6 sq m

Total = 1269 sq ft / 117.9 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1331336



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