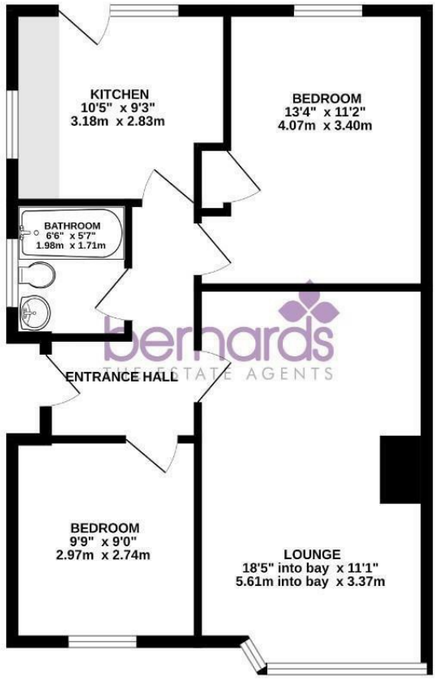
GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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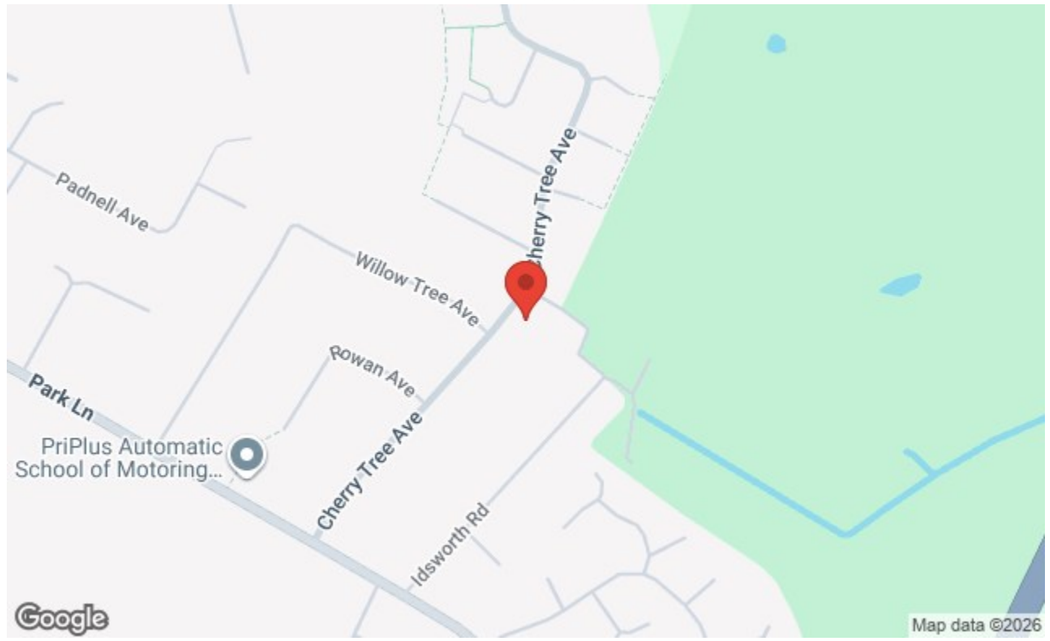


Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Offers In Excess Of £230,000

Cherry Tree Avenue, Waterlooville PO8 8AP

bernards THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- TWO BEDROOM
- SEMI-DETCHED BUNGALOW
- MODERNISATION OPPORTUNITY
- PARKING TO FRONT
- GARAGE IN GARDEN
- GREAT LOCATION
- GOLF TO GOLF CLUB
- NO FORWARD CHAIN
- POTENTIAL TO EXTEND (STPP)
- A MUST VIEW

Please note that the property's external photos were taken approximately two years ago and may not accurately reflect its current appearance. The sellers are currently carrying out works to clear and manage the overgrowth.

Welcome to Cherry Tree Avenue, Waterlooville - a bungalow with great potential! This semi-detached property boasts one reception room, two bedrooms, and one bathroom, offering a cosy and manageable living space.

Situated in a great location, this bungalow provides off-road parking for two vehicles, ensuring convenience for you and your guests. Although it requires refurbishment, this presents an exciting opportunity for you to put your own stamp on the property and create the home of your dreams.

One of the standout features of this property is its potential to extend both upwards and outwards (STPP), allowing you to tailor the space to your specific needs and desires. With no forward chain, the process of making this bungalow your own is made even smoother.

Don't miss out on the chance to transform this bungalow into a beautiful and functional home that suits your lifestyle. Contact us today to arrange a viewing and start envisioning the possibilities that Cherry Tree Avenue has to offer!

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

PROPERTY INFORMATION

BEDROOM ONE
4.07 X 3.40

BEDROOM TWO
9'8" x 8'11" (2.97 x 2.74)

LOUNGE
18'4" x 11'0" (5.61 x 3.37)

BATHROOM
6'5" x 5'7" (1.98 x 1.71)

KITCHEN
10'5" x 9'3" (3.18 x 2.83)

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

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.

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.

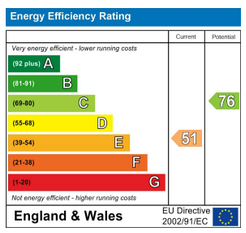
SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

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.

AGENTS NOTES
Please note that the photographs used in these particulars were taken previously and do not reflect the property's current external presentation in full. The garden and surrounding areas are currently more overgrown than shown in the photographs.

The vendor is aware of this and intends to address the garden and bring the external areas back into a more presentable condition.



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