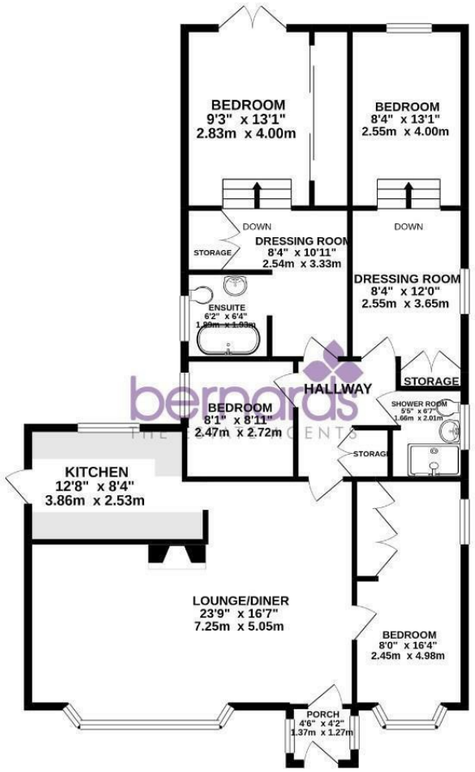
GROUND FLOOR
1274 sq.ft. (118.4 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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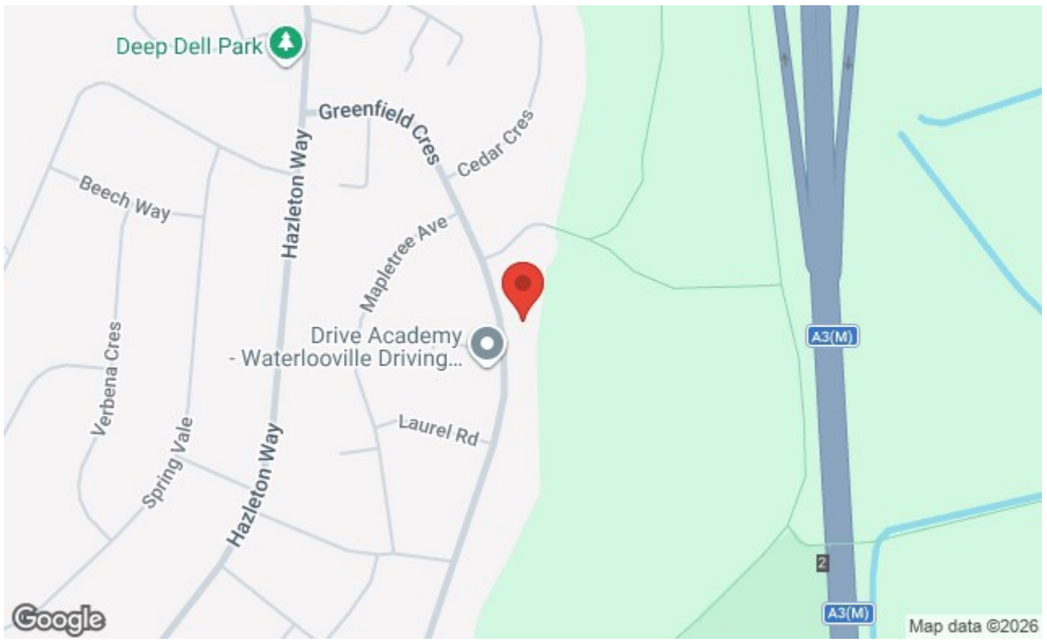

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4 2 1

HIGHLIGHTS

- Four Bedrooms
- Two Bathrooms
- Two Dressing Rooms
- Detached Bungalow
- Open-Plan Lounge/Diner
- Log Burner
- Superb Plot Size
- Driveway For Several Vehicles
- Generously Sized Garden
- A Must View!

Bernards present to the market a four-bedroom detached bungalow offering an excellent opportunity for families seeking comfort and convenience. With easy access to local shops and schools, this property is ideally situated for everyday living.

As you step through the entrance porch, you are welcomed into a spacious open-plan lounge and dining area. This inviting space is perfect for both relaxation and entertaining, featuring a delightful log burner that adds a touch of warmth and character. The fitted kitchen is equipped with ample cupboard space and provides practical side access to the property.

The bungalow boasts four generously sized bedrooms, each designed with comfort in mind. The master bedroom and the second bedroom both feature dressing rooms. The master suite is complemented by an en suite bathroom, while a well-appointed family shower room serves the remaining bedrooms.

Externally, the property is set within a generous plot, providing a superb garden that is perfect for children to play or for hosting family gatherings. Additionally, the driveway accommodates parking for several vehicles, ensuring convenience for residents and guests alike.

This delightful bungalow combines spacious living with a prime location, making it an ideal choice for those looking to settle in a welcoming community. Don't miss the chance to make this wonderful property your new home.

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02392 232 888
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE PORCH

LOUNGE/DINER
23'9" x 16'6" (7.25m x 5.05m)

KITCHEN
12'7" x 8'3" (3.86m x 2.53m)

BEDROOM ONE
9'3" x 13'1" (2.83m x 4.0m)

ENSUITE
6'6" x 6'6" (1.99m x 1.99m)

DRESSING ROOM
8'3" x 10'11" (2.54m x 3.33m)

BEDROOM TWO
6'6",180'5" x 13'1" (2,55m x 4.0m)

DRESSING ROOM
8'4" x 11'11" (2.55m x 3.65m)

BEDROOM THREE
8'0" x 16'4" (2.45m x 4.98m)

BEDROOM FOUR
8'1" x 8'11" (2.47m x 2.72m)

SHOWER ROOM
5'5" x 6'7" (1.66m x 2.01m)

ANTI MONEY LAUNDERING
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

COUNCIL TAX BAND
Havant Borough Council: BAND D

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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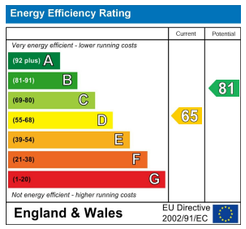
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE OF PROPERTY
Freehold



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