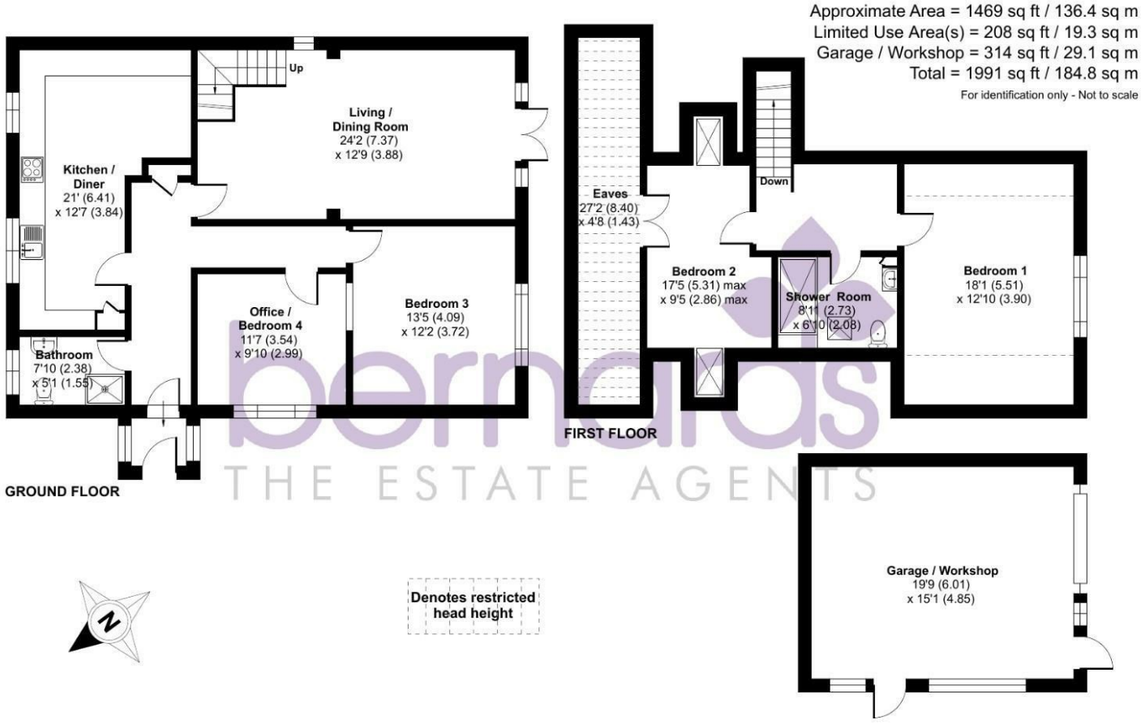
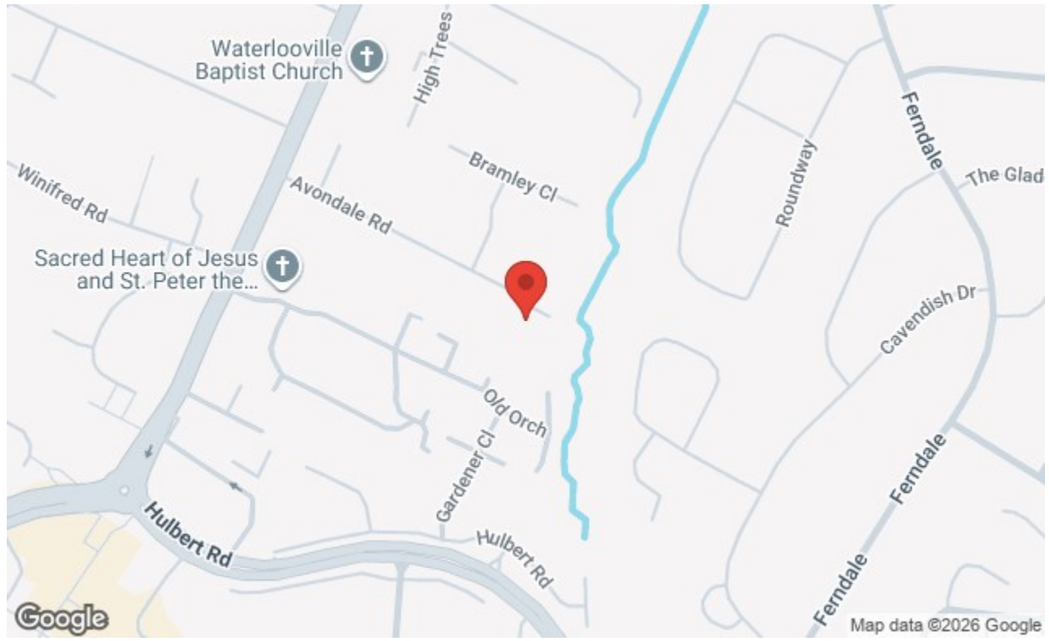
# Avondale Road, Waterlooville, PO7

Approximate Area = 1469 sq ft / 136.4 sq m
Limited Use Area(s) = 208 sq ft / 19.3 sq m
Garage / Workshop = 314 sq ft / 29.1 sq m
Total = 1991 sq ft / 184.8 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1458697




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

FOR SALE

## Guide Price £465,000

Avondale Road, Waterlooville PO7 7ST

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## HIGHLIGHTS

- ** BUYERS INCENTIVE ***
- DETACHED BUNGALOW
- DOWNSTAIRS SHOWER ROOM
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- UPSTAIRS BATHROOM
- GARAGE/WORKSHOP
- OFF ROAD PARKING
- E.V CHARGER
- ONE NOT TO BE MISSED

*** BUYERS INCENTIVE ***

Nestled on the charming Avondale Road in Waterlooville, this impressive four-bedroom detached bungalow offers a perfect blend of comfort and convenience. Spanning an expansive 1,991 square feet, this property is ideal for families seeking ample space and modern living.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed lounge/diner provides a warm and welcoming atmosphere, while the kitchen/breakfast room is designed for both functionality and style, making it a delightful space for culinary creations.

This bungalow features four generously sized bedrooms, ensuring that everyone has their own private retreat. The property boasts a downstairs bathroom for ease of access, alongside an upstairs shower room, catering to the needs of a busy household.

For those with vehicles, the property offers parking for up to four cars, along with a garage/workshop that presents an excellent opportunity for hobbies or additional storage.

Situated close to Waterlooville town, residents will enjoy the convenience of nearby shops and cafes, making daily errands and leisure activities easily accessible. This delightful bungalow is not just a house; it is a home that promises comfort, space, and a vibrant community lifestyle. Don't miss the chance to make this wonderful property your own.

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

# PROPERTY INFORMATION

## ENTRANCE PORCH

## BATHROOM
7'9" x 5'1" (2.38 x 1.55)

## BEDROOM 4
11'7" x 9'9" (3.54 x 2.99)

## BEDROOM 3
13'5" x 12'2" (4.09 x 3.72)

## KITCHEN/BREAKFAST
21'0" x 12'7" (6.41 x 3.84)

## LOUNGE/DINER
24'2" x 12'8" (7.37 x 3.88)

## LANDING

## BEDROOM 1
18'0" x 12'9" (5.51 x 3.90)

## BEDROOM 2
17'5" x 9'4" (5.31 x 2.86)

## SHOWER ROOM
8'11" x 6'9" (2.73 x 2.08)

## EAVES SPACE
27'6" x 4'8" (8.40 x 1.43)

## GARAGE/WORKSHOP
19'8" x 15'10" (6.01 x 4.85)

## GARDEN

## DRIVEWAY

## COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : C YEARLY £1967

## 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.

## 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!



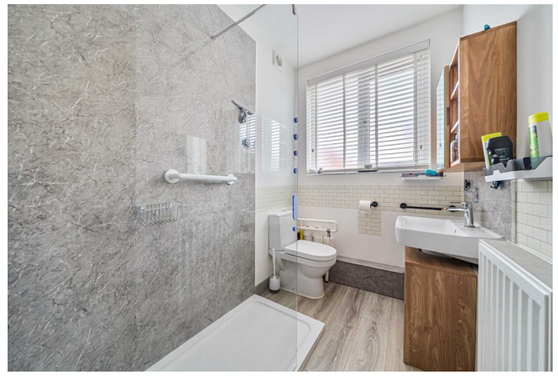






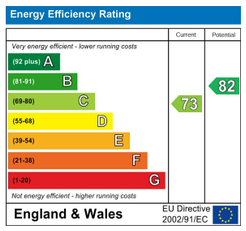













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