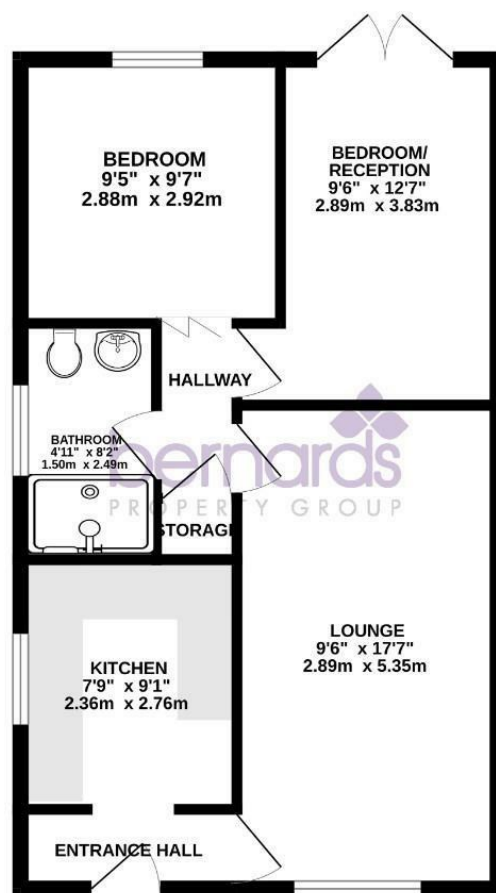
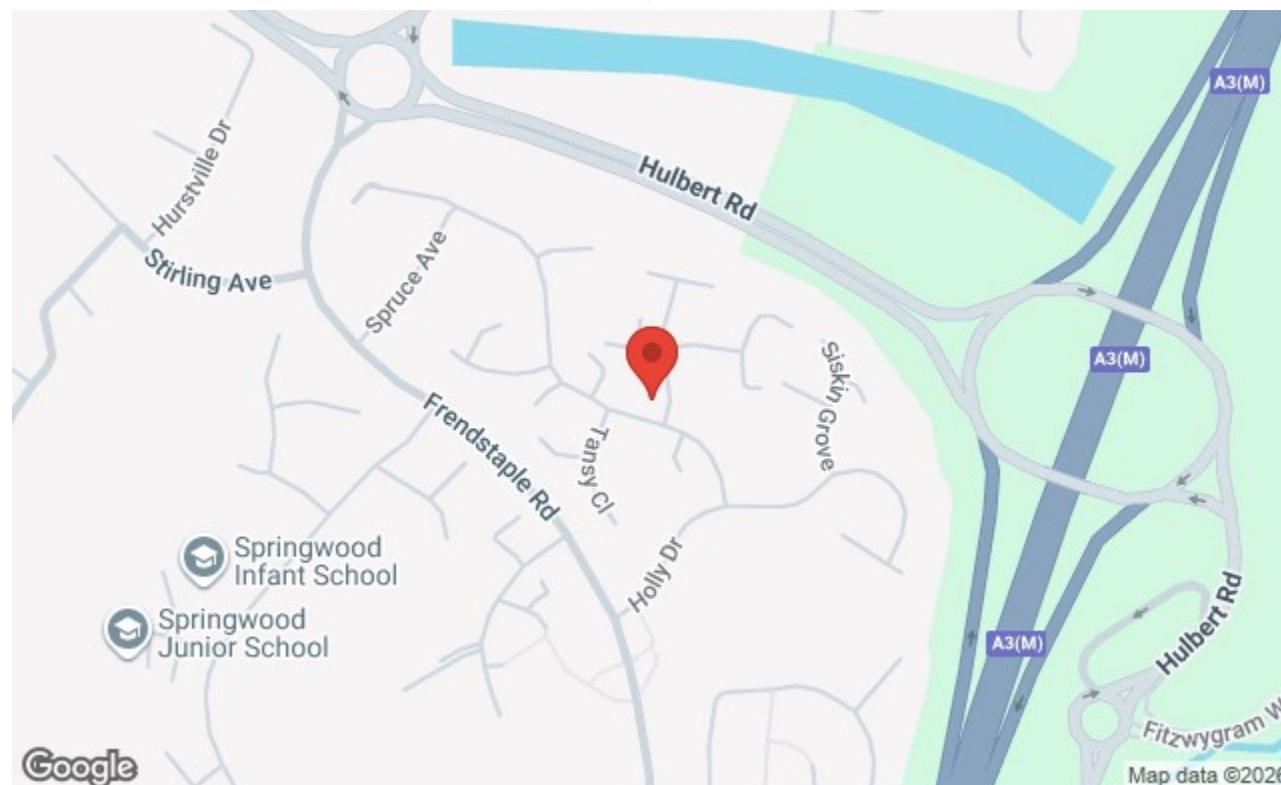


GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.  
While 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, Waterloooville, Hants, PO7 7EX  
t: 02392 232 888



Guide Price £290,000

Spruce Avenue, Waterloooville PO7 8HJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ SEMI DETACHED BUNGALOW
- ❖ LOUNGE
- ❖ KITCHEN
- ❖ BATHROOM
- ❖ GARDEN
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ COMPLETE CHAIN
- ❖ A MUST VIEW

Nestled on the charming Spruce Avenue in Waterloooville, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, one of which is currently utilised as a reception room, this property provides versatile living spaces to suit your needs.

The inviting living room is a wonderful space for relaxation, while the kitchen is designed for practicality, making meal preparation a pleasure. The bathroom is well-appointed, ensuring that all your daily needs are met with ease.

Outside, the property boasts a lovely garden, ideal for enjoying the fresh air or entertaining guests. Additionally, there is off-road parking available for up to two vehicles, along with a garage, providing ample storage and convenience for your vehicles.

This semi-detached bungalow is a must-view for anyone seeking a comfortable home in a desirable location. With its appealing features and practical layout, it presents an excellent opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this charming property your own.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**KITCHEN**  
7'8" x 9'0" (2.36 x 2.76 )

**LOUNGE**  
9'5" x 17'6" (2.89 x 5.35)

**BATHROOM**  
4'11" x 8'2" (1.50 x 2.49)

**BEDROOM**  
9'5" x 9'6" (2.88 x 2.92)

**BEDROOM/RECEPTION ROOM**  
9'5" x 12'6" (2.89 x 3.83)

**COUNCIL TAX BAND**  
The local authority is Havant borough council.  
BAND : C

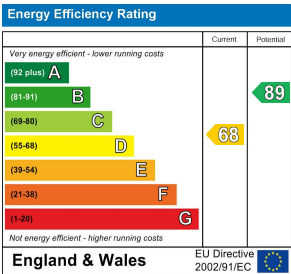
**REMOVALS**  
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

**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!

**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 you local office so we can verify your financial/Mortgage situation.



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