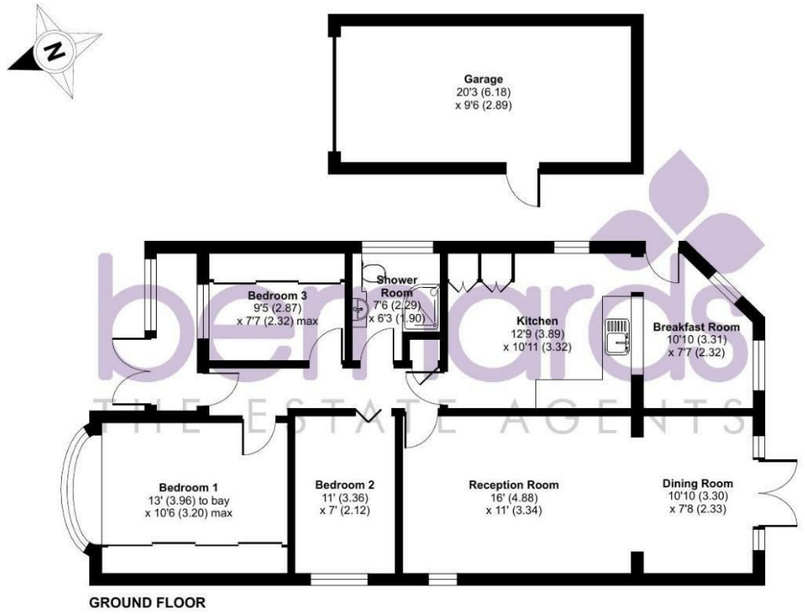
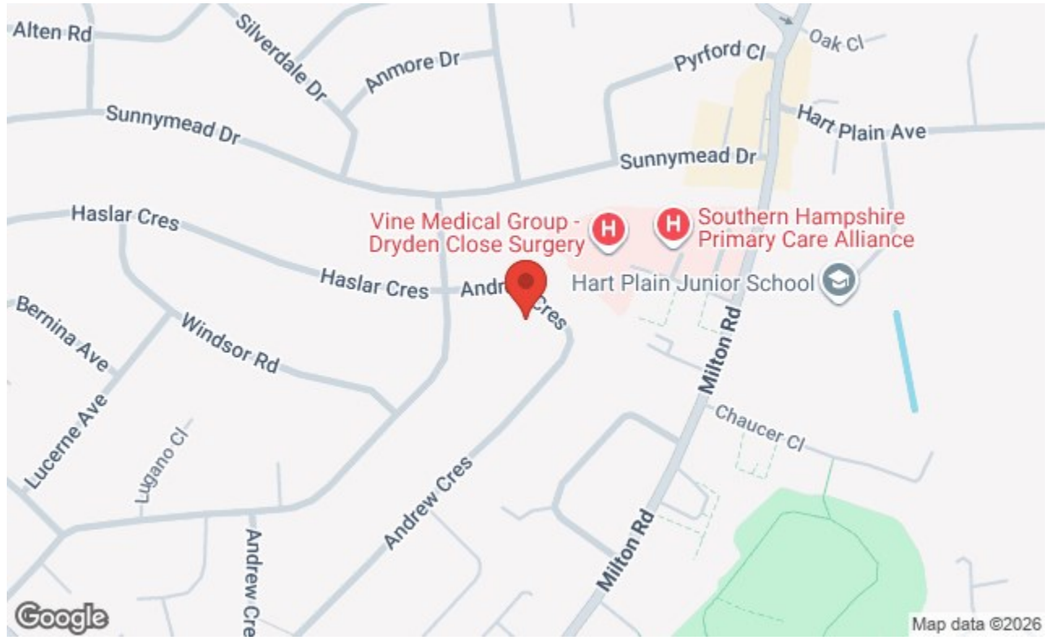
Andrew Crescent, Waterlooville, PO7

Approximate Area = 971 sq ft / 90.2 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 1164 sq ft / 108.1 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1500713



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
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FOR SALE

Offers In Excess Of £350,000

Andrew Crescent, Waterlooville PO7 6BE

bernards THE ESTATE AGENTS



3 1 1

HIGHLIGHTS

- NO ONWARD CHAIN
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST
- SHOWER ROOM
- GARAGE
- OFF ROAD PARKING
- GARDEN
- VIEWING ADVISED

Nestled in the charming area of Andrew Crescent, Waterlooville, this delightful three-bedroom bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With no onward chain, you can move in without delay and start enjoying all that this property has to offer.

Upon entering, you will find a spacious lounge that seamlessly connects to a dining area, creating an inviting space for both relaxation and entertaining. The kitchen/breakfast room is well-appointed, providing a perfect spot for casual meals and morning coffee. The layout of the bungalow ensures that each room is filled with natural light, enhancing the warm and welcoming atmosphere throughout.

The property boasts three generously sized bedrooms, ideal for families or those needing extra space for guests or a home office. The bathroom is conveniently located, catering to the needs of the household.

For those with vehicles, the bungalow offers ample parking for up to five vehicles, along with garage parking, ensuring that you will never be short of space. The garden provides a lovely outdoor area, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day.

This bungalow is not only a practical choice but also a wonderful place to call home. With its desirable location in Waterlooville, you will benefit from local amenities, schools, and transport links, making it an ideal setting for modern living. Do not miss the chance to view this charming property and envision your future in this lovely home.

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

PROPERTY INFORMATION

ENTRANCE HALL

BEDROOM 1
12'11" x 10'5" (3.96 x 3.20)

BEDROOM 2
11'0" x 6'11" (3.36 x 2.12)

BEDROOM 3
9'4" x 7'7" (2.87 x 2.32)

SHOWER ROOM
7'6" x 6'2" (2.29 x 1.90)

RECEPTION ROOM
16'0" x 10'11" (4.88 x 3.34)

DINING ROOM
10'9" x 7'7" (3.30 x 2.33)

KITCHEN
12'9" x 10'10" (3.89 x 3.32)

BREAKFAST ROOM
10'10" x 7'7" (3.31 x 2.32)

GARAGE
20'3" x 9'5" (6.18 x 2.89)

GARDEN

COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : D YEARLY : £2213

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!









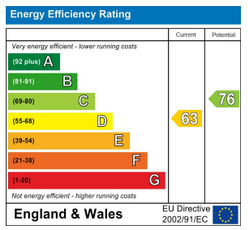












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