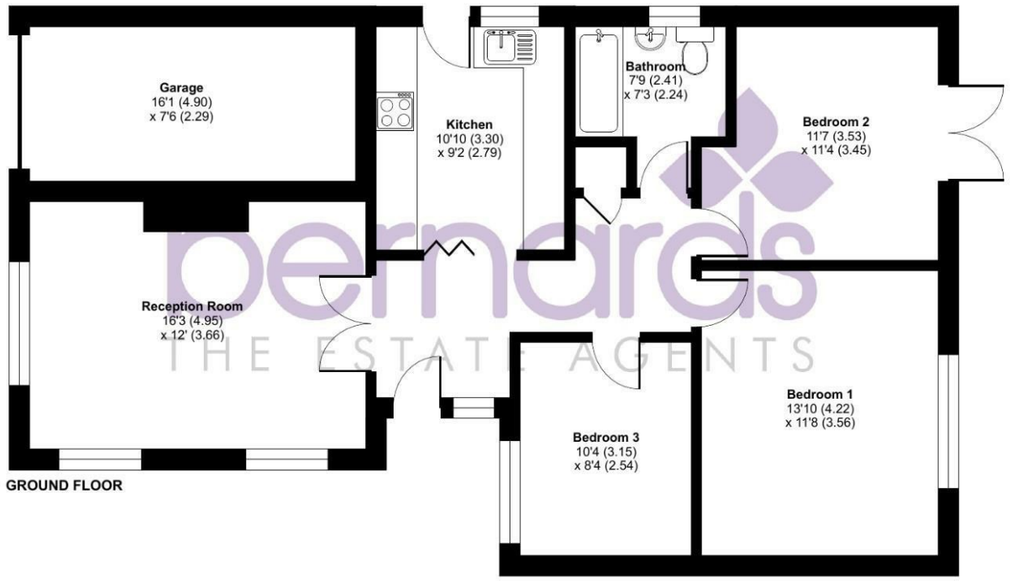
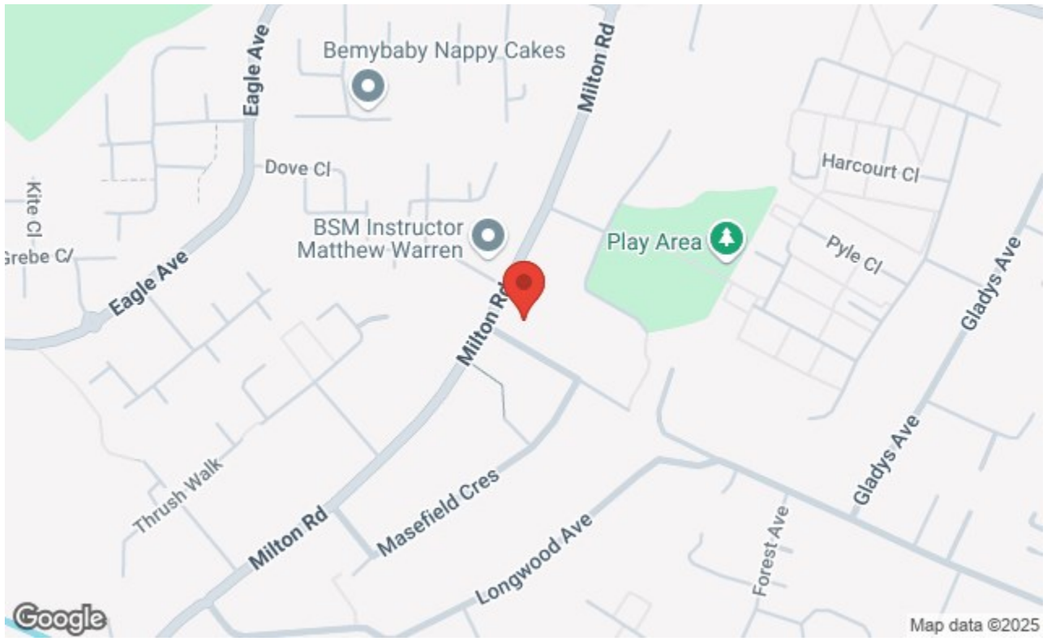
# Ruskin Way, Waterlooville, PO8

Approximate Area = 848 sq ft / 78.7 sq m
Garage = 118 sq ft / 11 sq m
Total = 966 sq ft / 89.7 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1244505




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

FOR SALE

## Offers In Excess Of £365,000

Ruskin Way, Waterlooville PO8 8JX

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## HIGHLIGHTS

- SEMI DETCHAED BUNGALOW
- WELL PRESENTED
- OFF ROAD PARKING
- GARAGE
- FRONT AND REAR GARDENS
- FITTED KITCHEN
- FAMILY BATHROOM
- FLEXIBLE ACCOMODATION
- LOUNGE
- VIEWING ADVISED

Nestled in the charming area of Ruskin Way, Waterlooville, this delightful three-bedroom semi-detached bungalow offers a perfect blend of comfort and modern living. Finished to a high standard, this property is ideal for families, retirees, or anyone seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and invites relaxation. The well-appointed living space is perfect for entertaining guests or enjoying quiet evenings with family. The bungalow features three bedrooms, each designed to provide a restful haven, ensuring ample space for everyone.

The bathroom is tastefully designed, offering both functionality and style, making it a pleasant space for daily routines. The layout of the bungalow promotes a seamless flow between rooms, enhancing the overall sense of space and light.

The exterior of the property complements its interior charm, providing a lovely garden area that can be enjoyed throughout the seasons. This outdoor space is perfect for gardening enthusiasts or for simply enjoying the fresh air.

Do not miss the opportunity to view this exceptional bungalow in Waterlooville, where comfort and style await.

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

# PROPERTY INFORMATION

## RECEPTION ROOM
16'2" x 12'0" (4.95 x 3.66)

## KITCHEN
10'9" x 9'1" (3.30 x 2.79)

## BATHROOM
7'10" x 7'4" (2.41 x 2.24)

## BEDROOM ONE
13'10" x 11'8" (4.22 x 3.56)

## BEDROOM TWO
11'6" x 11'3" (3.53 x 3.45)

## BEDROOM THREE
10'4" x 8'3" (3.15 x 2.54)

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

## 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.

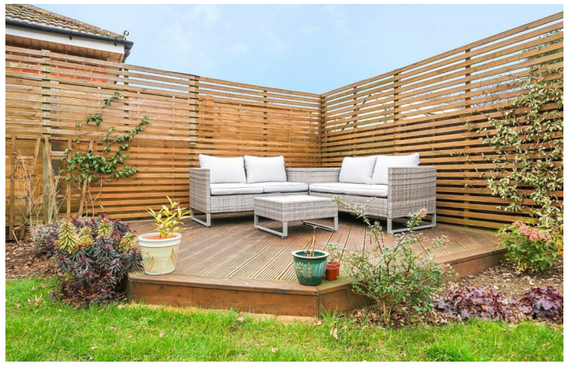
## OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

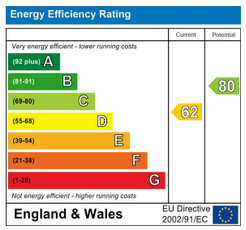
## REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

## 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!

## ANTI-MONEY LAUNDERING (AML)
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



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