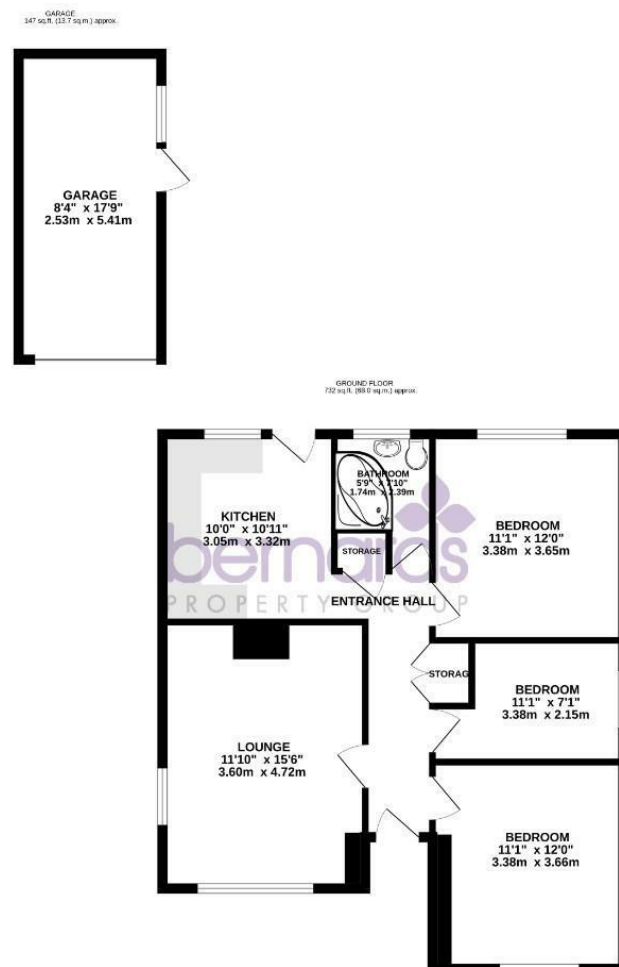
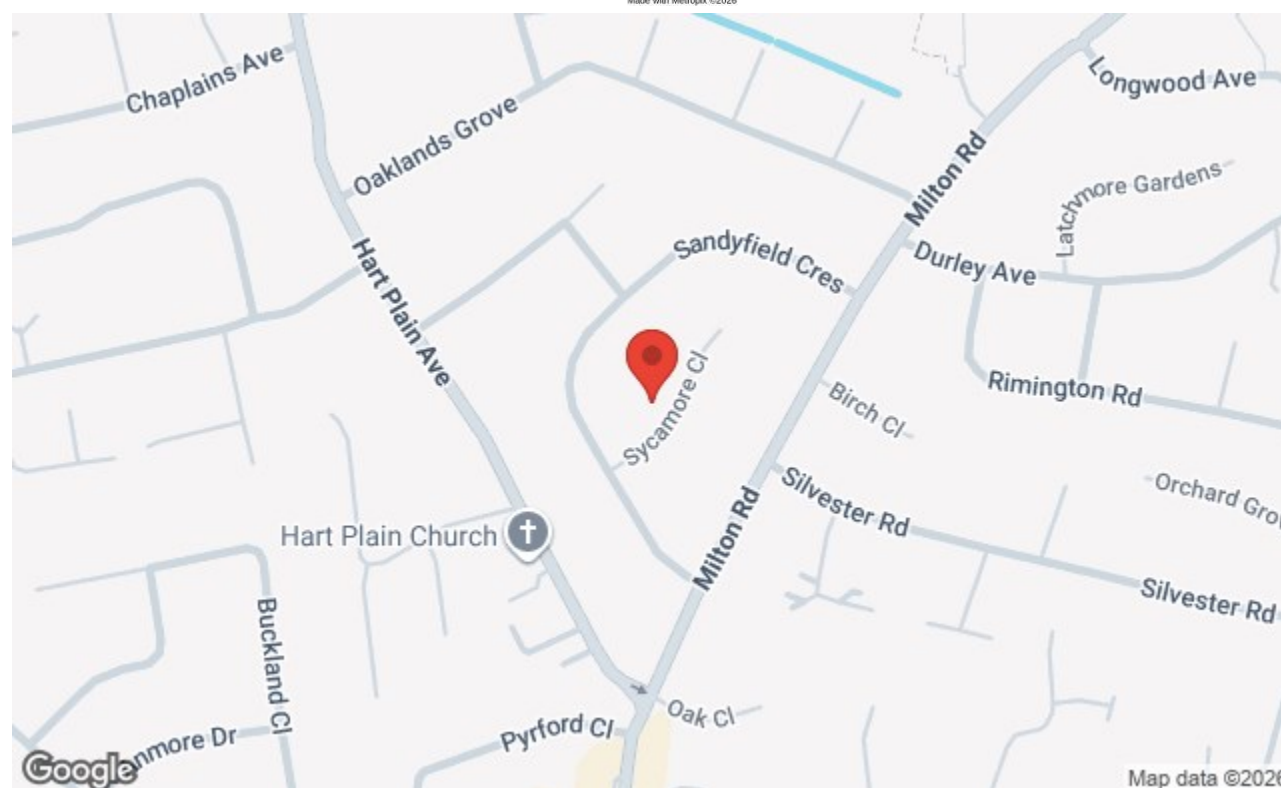




TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX
 t: 02392 232 888



Offers In Excess Of £350,000

Sycamore Close, Waterloooville PO8 8SH



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ DETACHED
- ❖ LOUNGE
- ❖ KITCHEN
- ❖ GARAGE
- ❖ DRIVEWAY
- ❖ GOOD SIZE GARDEN
- ❖ WATERLOOVILLE LOCATION
- ❖ ONE NOT TO BE MISSED

Nestled in the charming area of Sycamore Close, Waterloooville, this delightful three-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. With no onward chain, this property is ready for you to move in without delay.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining. The bungalow features three well-proportioned bedrooms, providing ample accommodation for families or those wishing to have a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property

is the generous garden, which offers a wonderful outdoor space for gardening enthusiasts or for children to play. The good-sized garden is perfect for summer barbecues or simply enjoying the fresh air. Additionally, the property boasts a garage and a driveway, providing secure parking and extra storage space.

This bungalow is truly one not to be missed, combining comfort, convenience, and potential in a sought-after location. Whether you are a first-time buyer, a family, or looking to downsize, this property offers a fantastic opportunity to create a lovely home in Waterloooville. We invite you to come and see for yourself the charm and possibilities that await you in this delightful bungalow.

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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

11'9" x 25'3" (3.60 x 7.72)

KITCHEN

10'0" x 10'10" (3.05 x 3.32)

BEDROOM 1

11'1" x 11'11" (3.38 x 3.65)

BEDROOM 2

11'1" x 11'8" (3.38 x 3.56)

BEDROOM 3

11'1" x 7'0" (3.38 x 2.15)

BATHROOM

5'8" x 7'10" (1.74 x 2.39)

GARDEN

GARAGE

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.

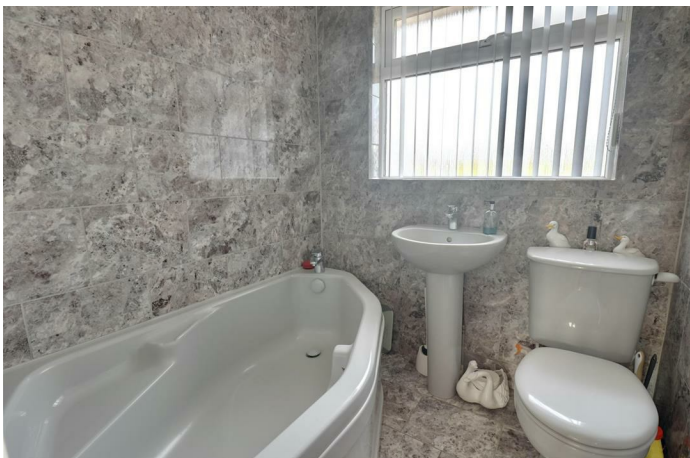
REMOVALS

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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		62	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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