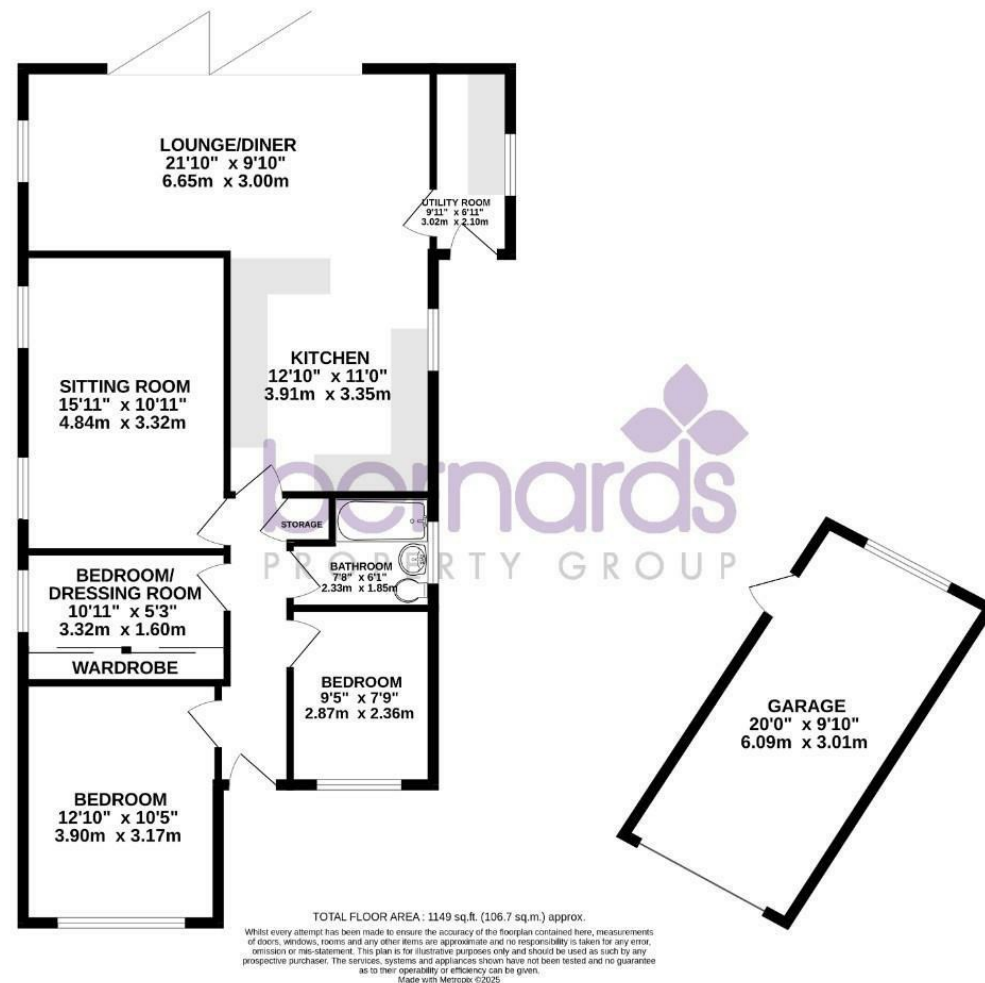


GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.

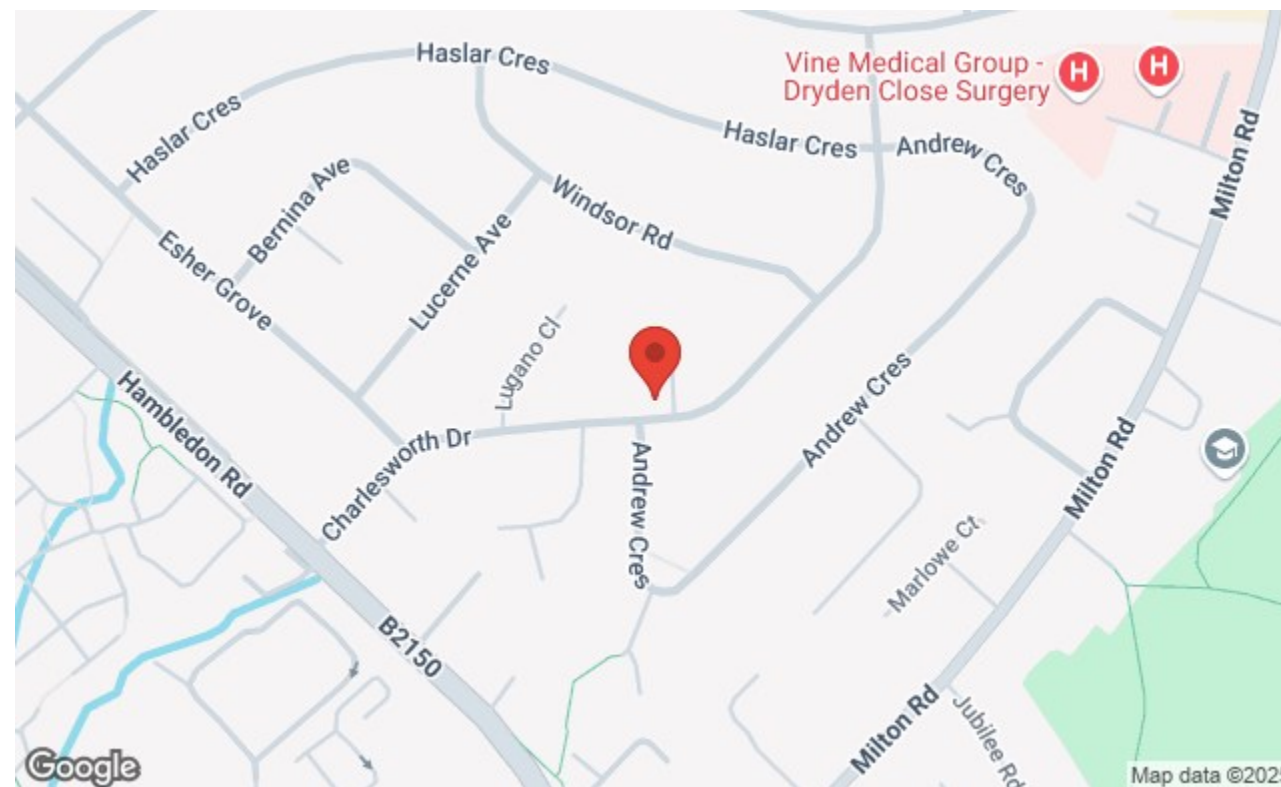


FOR SALE

Offers In Excess Of £490,000

Armstrong Close, Waterlooville PO7 6AY

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ THREE BEDROOM BUNGALOW
- ❖ FULLY REFURBISHED
- ❖ CORNER PLOT
- ❖ HUGE REAR GARDEN
- ❖ BRAND NEW THROUGHOUT
- ❖ KITCHEN WITH UTILITY ROOM
- ❖ NO WORK NEEDED
- ❖ PERFECT FOR FAMILIES
- ❖ LARGE DRIVEWAY & GARAGE
- ❖ A MUST VIEW

Situated on Armstrong Close, Waterlooville, this fully refurbished detached bungalow presents an exceptional opportunity for comfortable living. Boasting a versatile layout, this property is ideal for families or those seeking a peaceful retreat.

The bungalow features three bedrooms, providing ample space for relaxation and rest. The two reception rooms are a standout feature, with the rear room enhanced by bi-folding doors that seamlessly connect the indoor space to the large, mature garden. This creates a perfect setting for entertaining guests or enjoying quiet moments in nature.

The property has been thoughtfully updated throughout, ensuring a modern and stylish finish that meets the needs of contemporary living. The generous corner plot offers a substantial garden, ideal for gardening enthusiasts or for children to play in a safe environment.

Parking is a breeze with space for up to four vehicles, making it convenient for families or those with multiple cars.

In summary, this delightful bungalow combines modern comforts with a serene setting, making it a perfect choice for anyone looking to settle in Waterlooville. Don't miss the chance to make this charming property your new home.

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



Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

COUNCIL TAX BAND D
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local,

established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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