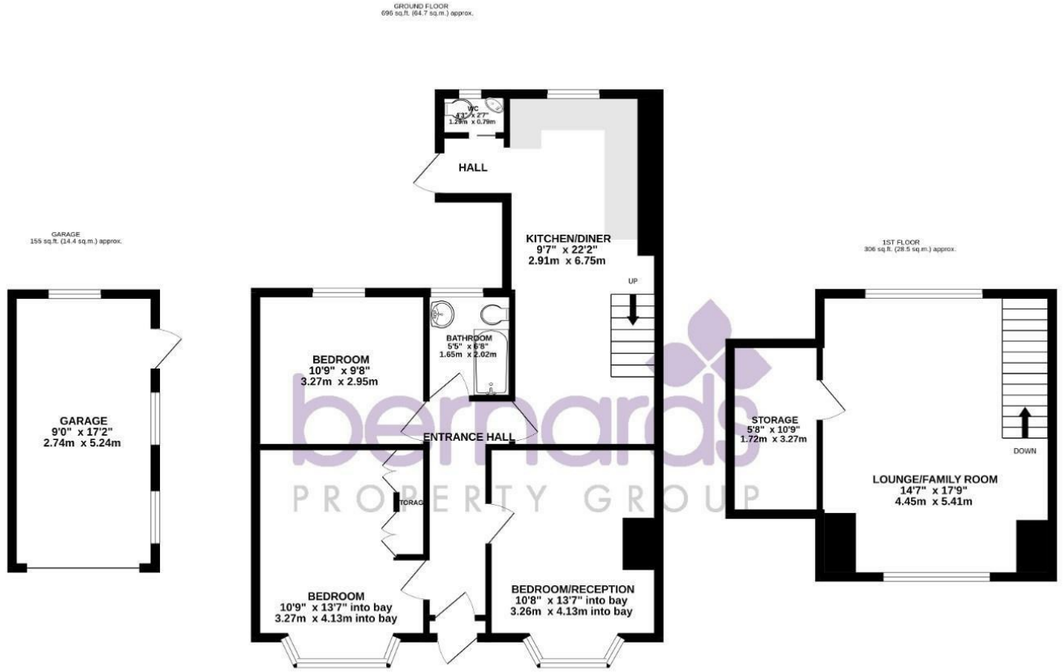
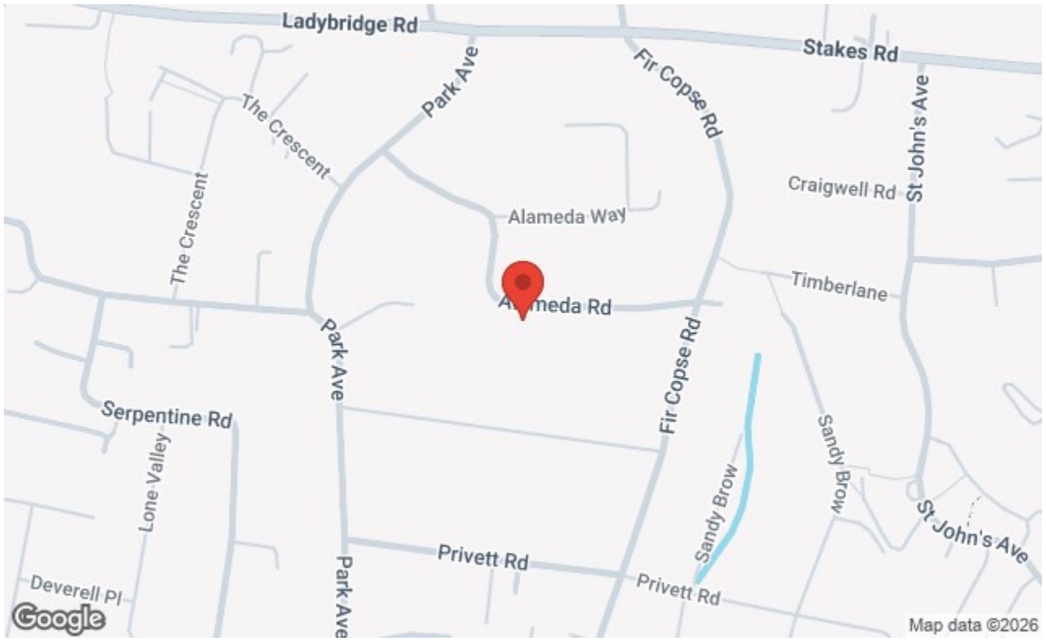


TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

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, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Asking Price £400,000

Alameda Road, Waterlooville PO7 5HD

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THE ESTATE AGENTS



3 1 1

HIGHLIGHTS

- Semi-Detached Bungalow
- Three Bedrooms
- Open-Plan Kitchen & Diner
- Garage
- Driveway
- Generously Sized Garden
- Superb Location
- Close To Amenities
- No Forward Chain
- A Must View!

This delightful three-bedroom semi-detached bungalow is ideally situated, providing easy access to local amenities including schools and shops, making it an excellent choice for families and professionals alike.

As you step inside, you are welcomed by a spacious hallway that leads to all ground floor rooms. The bungalow features three generously sized double bedrooms, each providing ample space for furnishings. The open-plan kitchen and dining area boasts generous cupboard space and an abundance of natural light, creating a warm and inviting atmosphere for family meals and entertaining guests.

The family bathroom is well-appointed with a fitted bath, overhead shower, basin, and WC, complemented by an additional cloakroom for added convenience. The loft conversion adds a unique touch to the property, offering a superb multi-functional entertaining space with pleasant views of the surrounding area. Additionally, there is a large storage room that offers the potential to convert into a dressing room or even an upstairs bathroom.

Externally there is a generously sized garden offering a tranquil outdoor space for relaxation and recreation, while the garage and driveway provide parking for up to three vehicles, ensuring ample space for family and guests.

This bungalow is a rare find, combining spacious living with a prime location, making it an ideal choice for those seeking a comfortable and convenient lifestyle in Waterlooville.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/DINER
9'6" x 22'1" (2.91m x 6.75m)

LOUNGE/FAMILY ROOM
14'7" x 17'8" (4.45m x 5.41m)

STORAGE
5'7" x 10'8" (1.72m x 3.27m)

BEDROOM ONE
10'8" x 13'6" (3.27m x 4.13m)

BEDROOM TWO
10'8" x 13'6" (3.26m x 4.13m)

BEDROOM THREE
10'8" x 9'8" (3.27m x 2.95m)

BATHROOM
5'4" x 6'7" (1.65m x 2.02m)

CLOAKROOM WC
4'2" x 2'3" (1.29m x 0.7m)

GARAGE
8'11" x 17'2" (2.74m x 5.24m)

ANTI MONEY LAUNDERING
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

COUNCIL TAX BAND
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MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION 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.

PROPERTY REMOVALS
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 QUOTES
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.

TENURE OF PROPERTY
Freehold









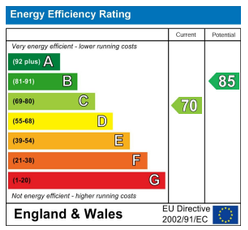












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