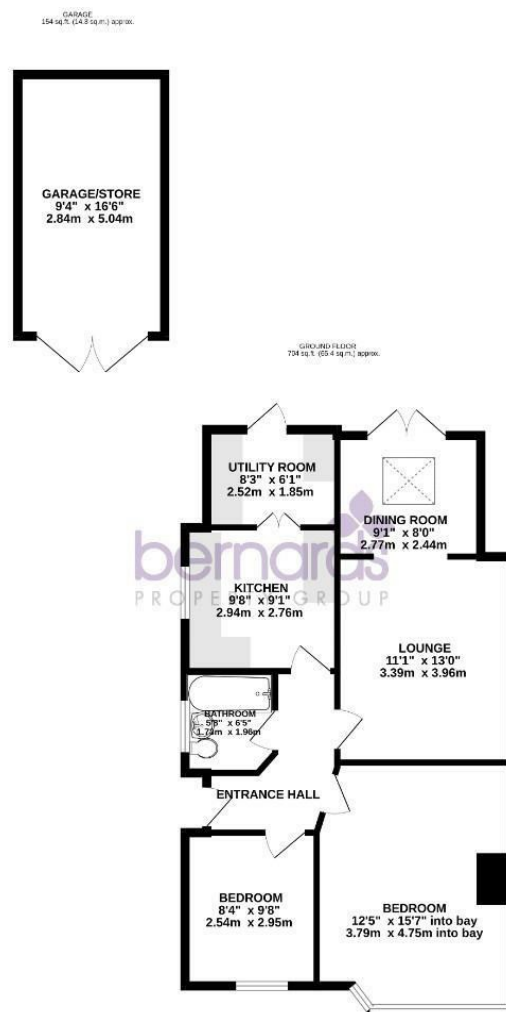
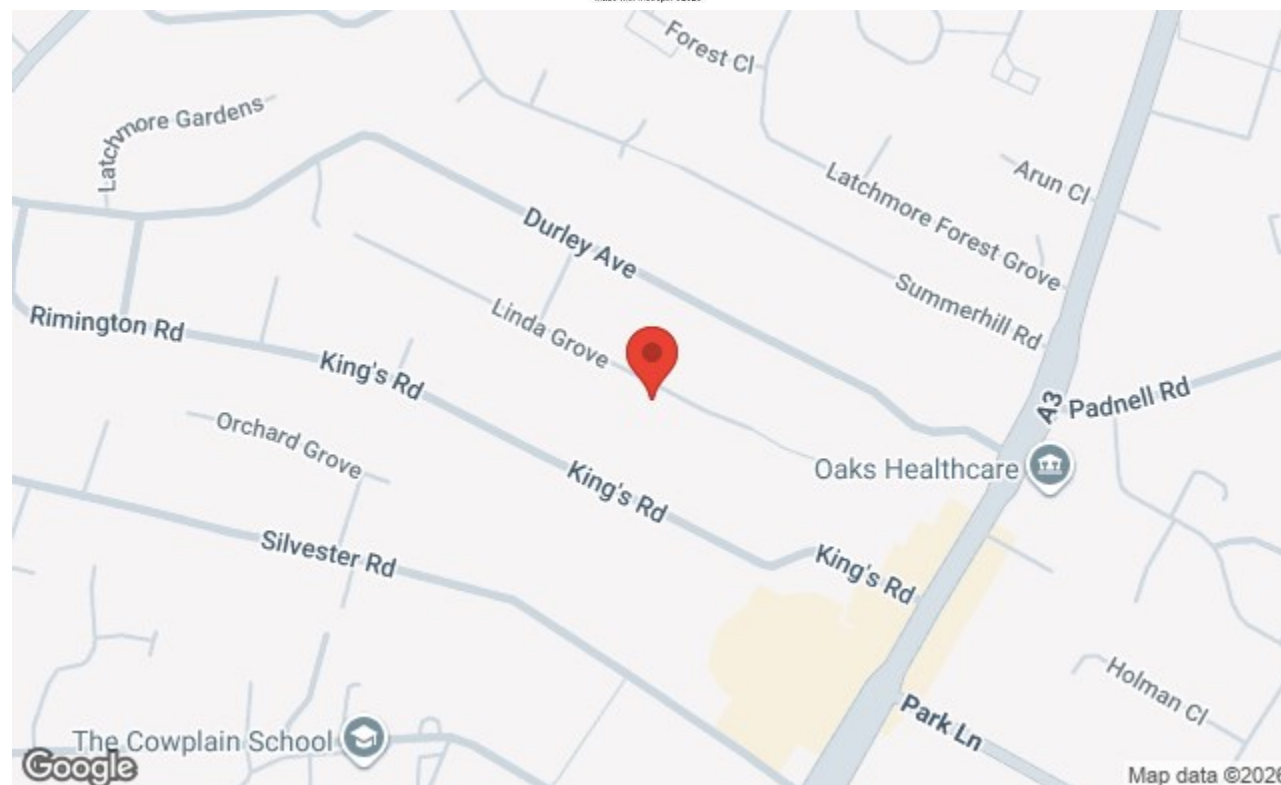




TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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, Waterlooville, Hants, PO7 7EX
 t: 02392 232 888



Guide Price £375,000

Linda Grove, Waterlooville PO8 8UX

bernards
 THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ DETACHED BUNGALOW
- ❖ LOUNGE
- ❖ DINING ROOM
- ❖ KITCHEN
- ❖ UTILITY ROOM
- ❖ FAMILY BATHROOM
- ❖ GARAGE/STOREROOM
- ❖ OFF ROAD PARKING
- ❖ ONE NOT TO BE MISSED

Nestled in the charming area of Linda Grove, Waterlooville, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 858 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retirement.

Upon entering, you are welcomed into a spacious lounge dining room, which provides a warm and inviting atmosphere for relaxation and entertaining. The adjoining kitchen utility room is both practical and functional, catering to all your culinary

needs. The family bathroom is thoughtfully designed, ensuring a comfortable space for daily routines.

This bungalow also boasts a garage and storeroom, providing ample storage solutions for your belongings. Additionally, the property offers parking for up to three vehicles, a rare find that adds to the convenience of this lovely home.

With its appealing layout and desirable location, this semi-detached bungalow is a wonderful opportunity for anyone looking to settle in Waterlooville. Don't miss the chance to make this charming property your own.

Call today to arrange a viewing
 02392 232 888
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PROPERTY INFORMATION

ENTRANCE HALL

BEDROOM 1
12'5" x 15'7" (3.79 x 4.75)

BEDROOM 2
8'3" x 9'8" (2.54 x 2.95)

BATHROOM
5'7" x 6'5" (1.71 x 1.98)

LOUNGE
11'1" x 12'11" (3.39 x 3.96)

DINNING ROOM
9'1" x 8'0" (2.77 x 2.44)

KITCHEN
9'7" x 9'0" (2.94 x 2.76)

UTILITY ROOM
8'3" x 6'0" (2.52 x 1.85)

GARAGE/STORE ROOM
9'3" x 16'6" (2.84 x 5.04)

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : C YEARLY £1967

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!

AGENT NOTES:

The garden image is a CGI representation of how it is expected to look in June and does not reflect its current appearance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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