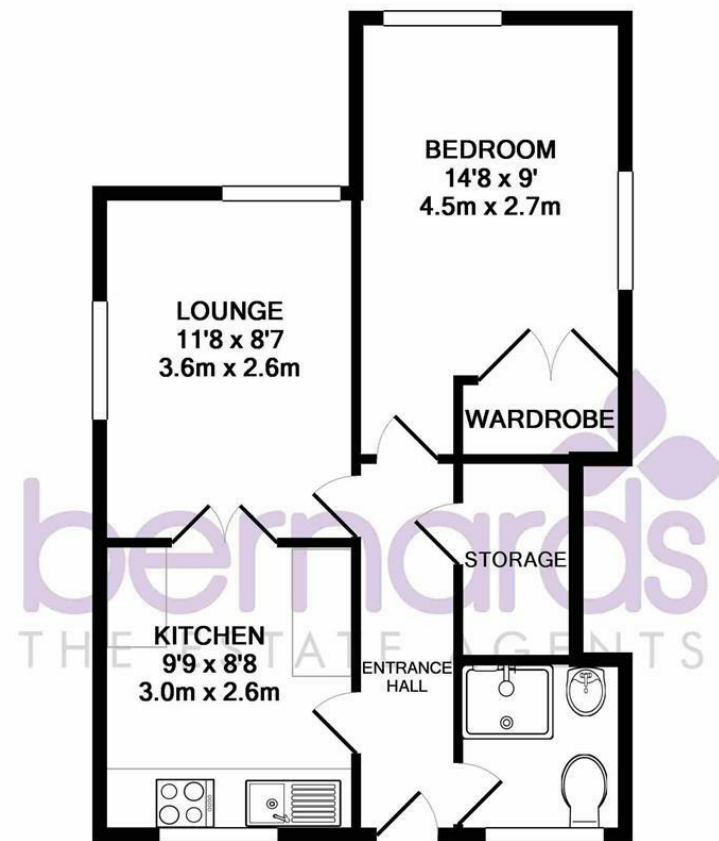
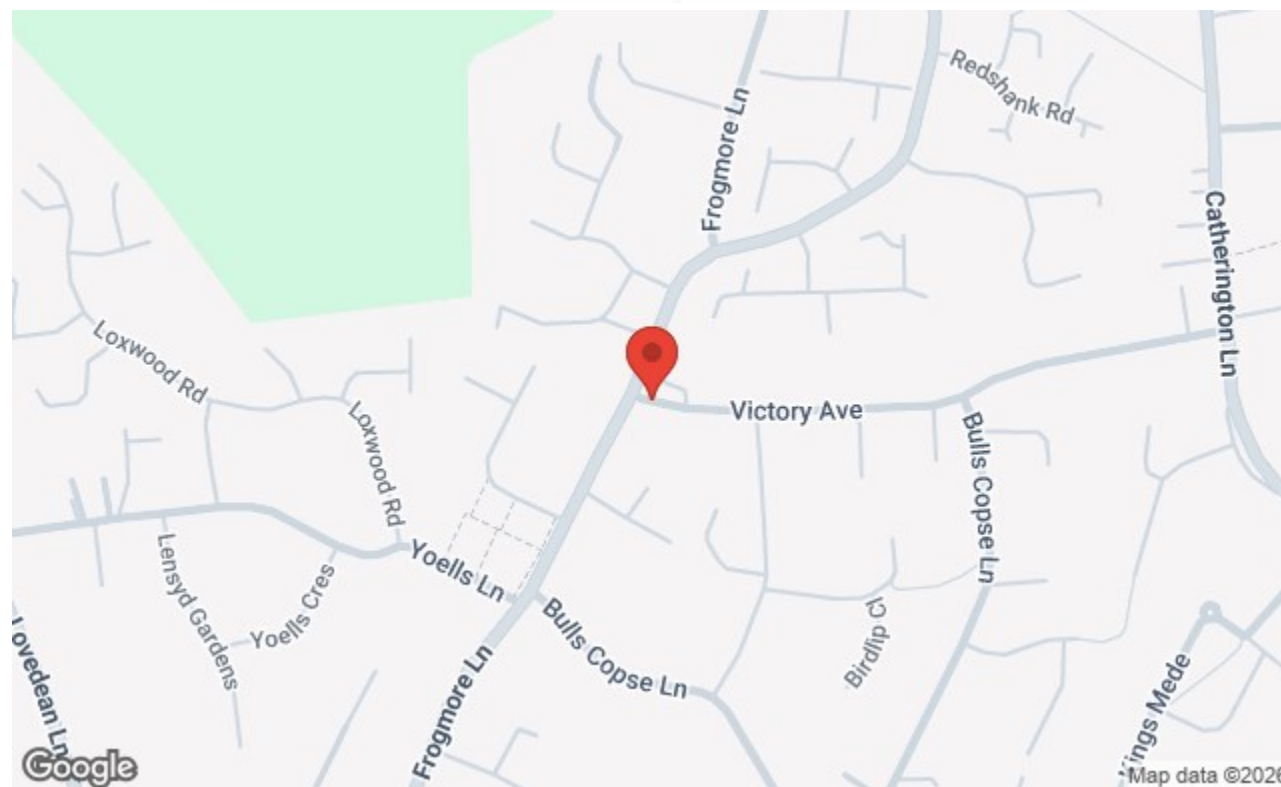




TOTAL APPROX. FLOOR AREA 417 SQ.FT. (38.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
t: 02392 482147



£950 Per Calendar Month

Victory Avenue, Waterlooville PO8 9PJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE DOUBLE BEDROOM
- ❖ OFF ROAD PARKING
- ❖ SOUGHT AFTER LOCATION
- ❖ COMMUNAL COURTYARD
- ❖ WATER BILLS INCLUDED
- ❖ SHOWER ROOM
- ❖ WELL MAINTAINED COMMUNALS
- ❖ CORNER PLOT
- ❖ BUNGALOW
- AVAILABLE IN SEPTEMBER

This spacious one-bedroom terraced bungalow is situated in the highly sought-after location of Horndean.

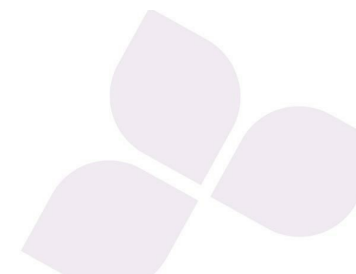
The property occupies a generous corner plot and benefits from its own allocated parking space.

Inside, the accommodation comprises a double bedroom with built-in wardrobes, a fitted kitchen, a spacious lounge, and a shower room. The property also benefits from access to a communal garden, providing an additional outdoor space.

Call today to arrange a viewing

02392 482147

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# PROPERTY INFORMATION

## EXTERIOR

Large gravel forecourt with allocated parking space  
Block paved entrance leading to front door

## BEDROOM

9' x 14'8" (2.74m x 4.47m)  
Carpet flooring, electric heaters, power points, smooth walls, textured ceilings, UPVC double glazed windows to side and rear elevation, built in storage

## LOUNGE

8'7" x 11'8" (2.62m x 3.56m)  
Carpet flooring, electric heaters, power points, smooth walls, textured ceilings, UPVC double glazed windows to side and rear elevation, double doors to kitchen

## KITCHEN

9'9" x 8'8" (2.97m x 2.64m)  
Modern laminate flooring, electric cooker and hob, range of wall and base units, smooth walls and textured ceilings

## SHOWER ROOM

5'8" x 5'10" (1.73m x 1.78m)  
Tile flooring, smooth walls with tile splashbacks, shower cubicle, wash basin with storage, UPVC double glazed window to front

## RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement

since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

## 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.

## COUNCIL TAX BAND B

Havant Borough Council: £994.87  
Combined Fire Authority: £49.65  
Police and Crime Commissioner: £128.69  
Total: £1,173.21



| 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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