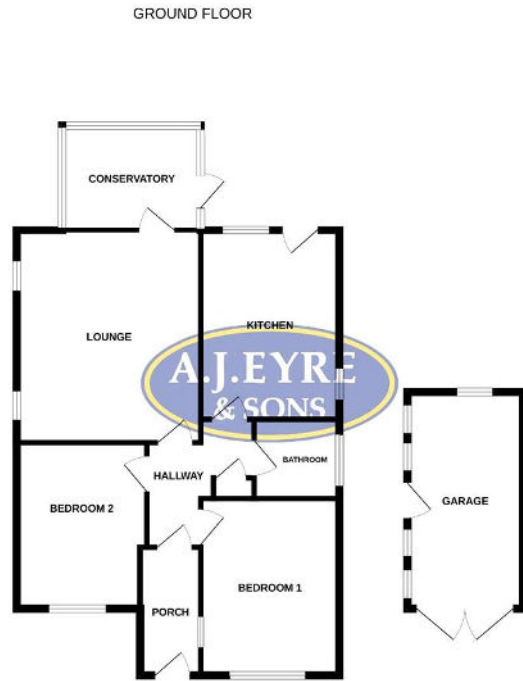




PRICE: £370,000



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, areas, rooms and any other data are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used for any other purpose without the consent of the agent. The contents, appearance and application shown here are not to be used as a guide to the actual appearance of the property or the price. Mark Hall-Morris 0201



## Sunnymead Drive Waterlooville PO7 6BU

TWO BEDROOM DETACHED BUNGALOW off the very popular requested "Berg Estate", having undergone many improvements by its current owners. Accommodation to include refitted modern kitchen, boiler and consumer unit, modern bathroom, lounge leading to the conservatory, ample off road parking and garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

#### Entrance Porch

Newly fitted front door, tiled flooring, double glazed internal door to entrance hall, smoothed ceiling, double glazed georgian style window to side aspect.

#### Entrance Hall

Radiator, laminate wood effect flooring, smoothed ceiling, loft access, storage /airing cupboard.

#### Kitchen

W: 9' 11" x L: 13' 4" (W: 3.02m x L: 4.06m)

Refitted modern matching wall and base units complemented with work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, four ring gas hob with stainless steel extractor canopy over, two eye level fan assisted ovens, space and plumbing for washing machine, space for "American" style fridge / freezer, integrated dishwasher, larder style cupboard housing wall mounted Vaillant boiler for central heating and domestic hot water, vertical radiator, double glazed windows to side and rear aspects, double glazed door to garden, smoothed ceiling with pin spot downlighting.

#### Lounge

W: 12' 11" x L: 14' 11" (W: 3.94m x L: 4.55m)

Two double glazed obscured windows to side aspect, obscured double glazed window to conservatory, door to Conservatory, radiator, smoothed ceiling.

#### Conservatory

W: 9' 8" x L: 7' 3" (W: 2.95m x L: 2.21m)

Feature brick base with double glazed windows to side and rear aspects, double glazed door to side aspect, insulated ceiling, power points and radiator.

#### Bedroom One

W: 9' 11" x L: 12' 11" (W: 3.02m x L: 3.93m)

Double glazed Georgian style bow window to front aspect, radiator, smoothed ceiling.

#### Bedroom Two

W: 9' 1" x L: 11' 8" (W: 2.77m x L: 3.57m)

Double glazed Georgian style bow window to front aspect, radiator, laminate wood effect flooring, smoothed ceiling.

#### Bathroom

W: 6' 1" x L: 6' 8" (W: 1.86m x L: 2.03m)

Suite comprising panelled bath with mixer tap and hand held shower attachment, wall mounted shower and shower screen, wash hand basin, close coupled low level wc, double glazed obscured window to side aspect, radiator, extractor fan, tiled to principle areas, smoothed ceiling.

#### OUTSIDE

The frontage is predominantly block paved driveway creating ample off road parking with feature brick wall to the front boundary. Double gated access leads to the rear garden and detached garage. The rear is mainly patio for low maintenance, area of artificial grass with gated picket fence, panelled fencing complement the boundaries, outside tap, timber garden shed to remain.

#### Garage

W: 8' 4" x L: 16' 6" (W: 2.54m x L: 5.04m)

Double doors to the front, personal door to the side, power and lighting.

