



PRICE: £390,000



While every effort has been made to ensure the accuracy of the 'rough guide' floor plan, measurements of floors, walls, windows and appliances shown are approximate and are not intended to be used for any purpose other than a guide. The plan is for illustrative purposes only and should be used as a guide only. All dimensions are approximate. The technical specifications shown are not intended to be used as a guide. All dimensions are approximate. Made with AutoCAD 2005.



Haslar Crescent, Waterloo, PO7 6DD

NO FORWARD CHAIN is offered with this SPACIOUS TWO DOUBLE BEDROOM DETACHED BUNGALOW off the very popular requested "Berg Estate". Accommodation boasting lounge with log burning stove leading to conservatory, modern kitchen, shower room, double glazing, gas heating and driveway leading to garage.

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

Double glazed front door, double glazed Georgian style windows to front and side aspects, tiled flooring, internal timber door leading into the entrance hall.

Entrance Hall

Airing cupboard with shelving, coved and textured ceiling with loft access via retractable ladder housing boiler for central heating.

Kitchen

W: 9' 10" x L: 13' 5" (W: 3m x L: 4.1m)

Modern matching range of wall and base units complemented with "butcher block" style work surfaces over incorporating enamel sink unit with extendable hose mixer tap and drainer, space and plumbing for washing machine and dishwasher, space for "Range" style cooker with stainless steel extractor canopy over, spaces for under counter fridge and freezer, tiled splashback, double glazed windows to side and rear aspects, double glazed door to rear aspect and garden, chromium ladder style radiator, smoothed ceiling, wall mounted cupboard housing electric consumer unit and fuse board.



Lounge

W: 13' x L: 14' 11" (W: 3.97m x L: 4.55m)

Feature open fireplace with wood burning stove, double glazed sliding patio doors to conservatory, radiator, parquet wood flooring, coved and smoothed ceiling.



Conservatory

W: 10' 5" x L: 10' 4" (W: 3.17m x L: 3.16m)

Feature brick base with double glazed windows to side and rear aspects, double glazed French doors to rear aspect / garden, sliding patio doors to lounge, radiator, tiled flooring, two wall light points and power points.



Bedroom One

W: 10' x L: 12' 11" (W: 3.04m x L: 3.93m)

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



Bedroom Two

W: 8' 11" x L: 11' 9" (W: 2.71m x L: 3.59m)

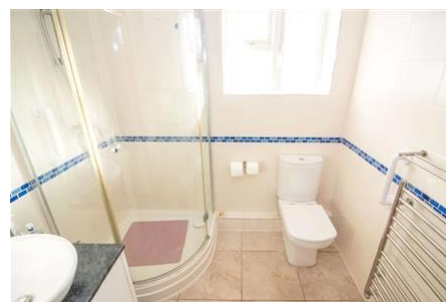
Double glazed Georgian style window to front aspect, radiator, smoothed ceiling.



Shower Room

W: 5' 6" x L: 6' 9" (W: 1.66m x L: 2.05m)

Suite comprising corner shower cubicle with close coupled low level wc, circular wash hand basin set in vanity unit, double glazed Georgian style obscured window to side aspect, chromium ladder style radiator, principle tiling to walls and floor, smoothed ceiling with extractor fan, wall mounted "PIFCO" warm air heater.



OUTSIDE

The frontage is predominantly shingled for easy low maintenance with driveway creating off road parking down the side of the property leading to the garage. Gated side access leads to the rear garden which boasts both decked and patio seating areas with the addition of tended lawn. Timber summer house, timber garden shed and greenhouse all to remain. Panelled fencing complements the side and rear boundaries, personal door leads to the garage.

Garage

W: 8' 4" x L: 17' 6" (W: 2.54m x L: 5.33m)

Up and over door to the front, personal door to the side aspect / garden, lighting and power points.

