



ESTATE AGENTS



Waterlooville, Hampshire

Offers in excess of £275,000

Waterlooville, Hampshire

A delightful detached bungalow located on the desirable Latchmore Forest Grove, with amenities within close proximity.

On approach you will notice the double bay fronted appearance, the parking bay to the front and a mature bordered front lawn garden. The entrance to this lovely home is via a side door that leads to an entrance hallway, which has room for a bureau desk and books shelves.

The current owner has been in residence for over 23 years and has made changes to the original layout to make a larger kitchen which flows into the pretty sun room to the rear. The front of the house is occupied by both the principal bedroom which has built in wardrobes and the main reception room with a gas fireplace. The second bedroom is currently used as a crafts room but is a very versatile space. The kitchen offers a galley style with built in units and leads to the conservatory on the rear of the bungalow.

The gardens include a spacious patio and generous lawned and landscaped area and a big garden shed.

The property does hold potential to extend with neighbouring homes having.

Freehold
Council Tax Band : D

- Detached Bungalow
- Two Bedrooms
- Off Street Parking
- Generous Rear Gardens
- Conservatory
- Modern Shower Room
- Potential to Extend (STTP)
- Desirable Location



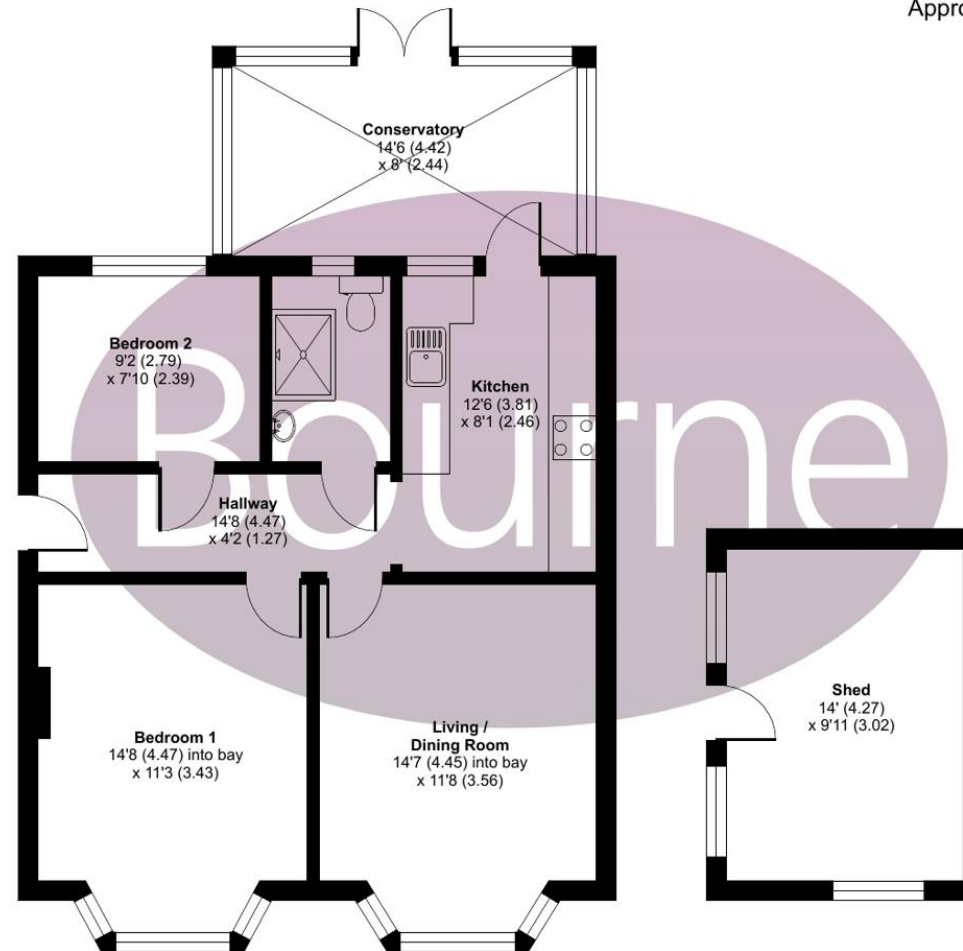
Latchmore Forest Grove, Waterloo, PO8

Approximate Area = 754 sq ft / 70 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 894 sq ft / 83 sq m

For identification only - Not to scale



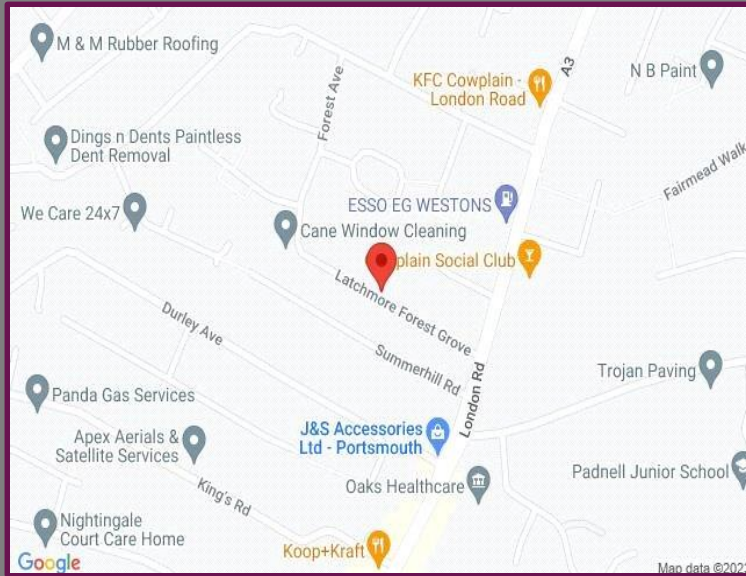
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Bourne Estate Agents. REF: 962554

Location

Latchmore Forest Grove is located close to extensive shopping and leisure facilities in nearby Waterlooville and there are excellent schools close by. With Portsmouth a few miles to the south and The South Downs National Park a few miles to the north, it is well located with the A3 and mainline railway stations at Havant to the south and Petersfield to the north.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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