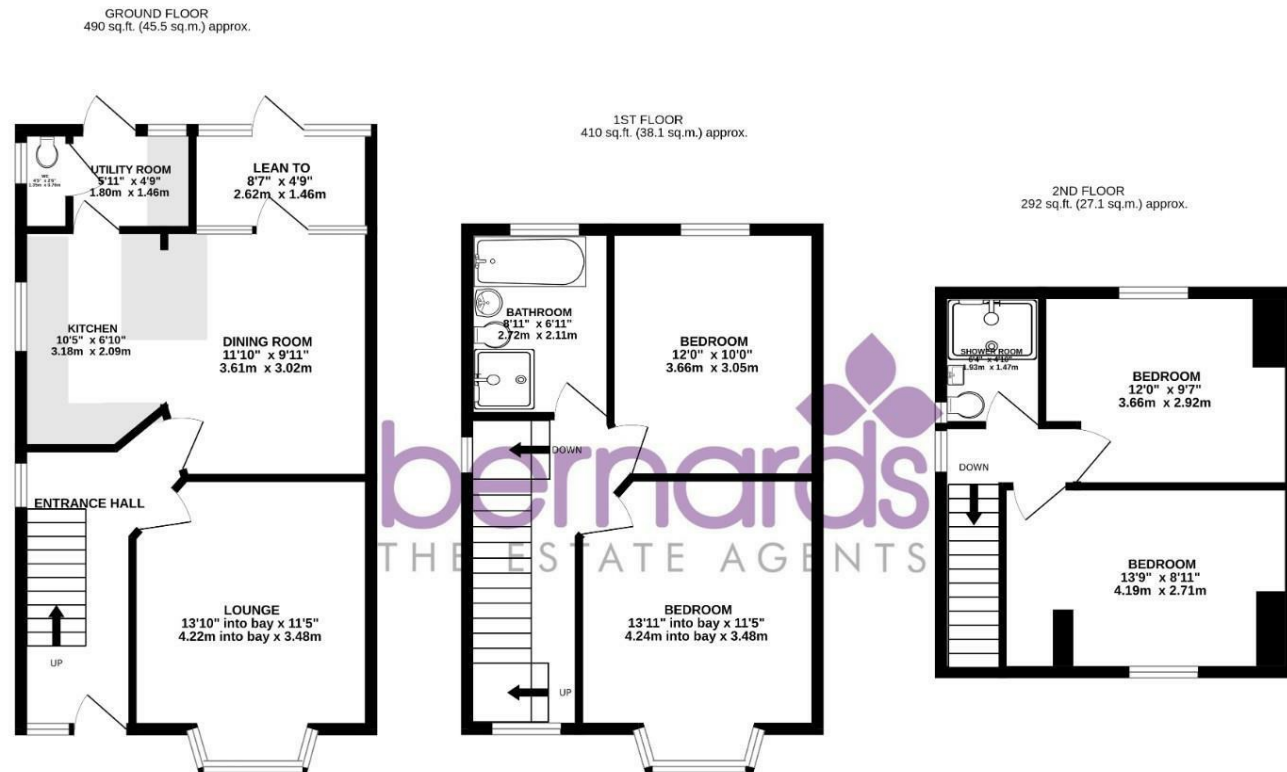


FOR SALE

Offers In Excess Of £425,000

The Brow, Waterlooville PO7 5BZ

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TOTAL FLOOR AREA : 1191 sq.ft. (110.7 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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HIGHLIGHTS

- FOUR DOUBLE BEDROOMS
- SEMI-DETACHED
- FULLY REFURBISHED
- TWO BATHROOMS
- LARGE DRIVEWAY
- ELEVATED VIEWS
- OPEN PLAN KITCHEN/DINER
- UTILITY & LEAN-TO
- LOFT CONVERSION
- A MUST VIEW

We are delighted to introduce this stunning four bedroom semi-detached property, in the heart of the highly sought after area of The Brow, Widley

To the front you can take in the size of this property its great curb appeal. The property has a large front driveway, offering ample parking and access into the garden via the side.

The home has been fully refurbished throughout and offers a large home for a new family.

Moving inside, you have a spacious entrance hallway, off which you have access to a large lounge with bay-window which brings in ample natural light

Moving through, you have a large, modern kitchen diner, which acts as the perfect space to entertain.

The ground floor also consists of a separate lean-to which overlooks the garden, a W.C and utility room which adds fantastic practicality to the property.

The large and well landscaped rear garden, has a

patio area to the immediate rear and a large lawn

Moving upstairs you have two spacious bedrooms, all of which are neutrally decorated and bright and airy

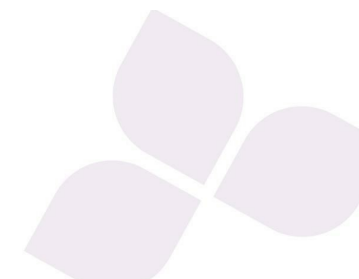
Completing the first floor is a four-piece, which offers excellent functionality to the property.

Moving to the top floor, the home is completed by two further double bedrooms and modern shower room

The top floor, sees amazing view across waterlooville and the surrounding areas, from its elevated position

The property has all the components of a wonderful family home, we strongly recommend booking an early viewing to avoid disappointment.

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
11'5" x 13'10" into bay (3.48m x 4.22m into bay)

DINING ROOM
9'11" x 11'10" (3.02m x 3.61m)

KITCHEN
6'10" x 10'5" (2.08m x 3.18m)

LEAN-TO
8'7" x 4'9" (2.62m x 1.45m)

UTILITY ROOM
4'5" x 5'11" (1.35m x 1.80m)

W.C
4'5" x 2'6" (1.35m x 0.76m)

BEDROOM ONE
11'5" x 13'11" into bay (3.48m x 4.24m into bay)

BEDROOM TWO
10' x 12' (3.05m x 3.66m)

BATHROOM
6'11" x 8'11" (2.11m x 2.72m)

BEDROOM THREE
13'9" x 8'11" (4.19m x 2.72m)

BEDROOM FOUR
12' x 9'7" (3.66m x 2.92m)

BATHROOM
4'10" x 6'4" (1.47m x 1.93m)

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of

who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

COUNCIL TAX BAND E

OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.

SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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	
81	57
EU Directive 2002/91/EC	
England & Wales	



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