



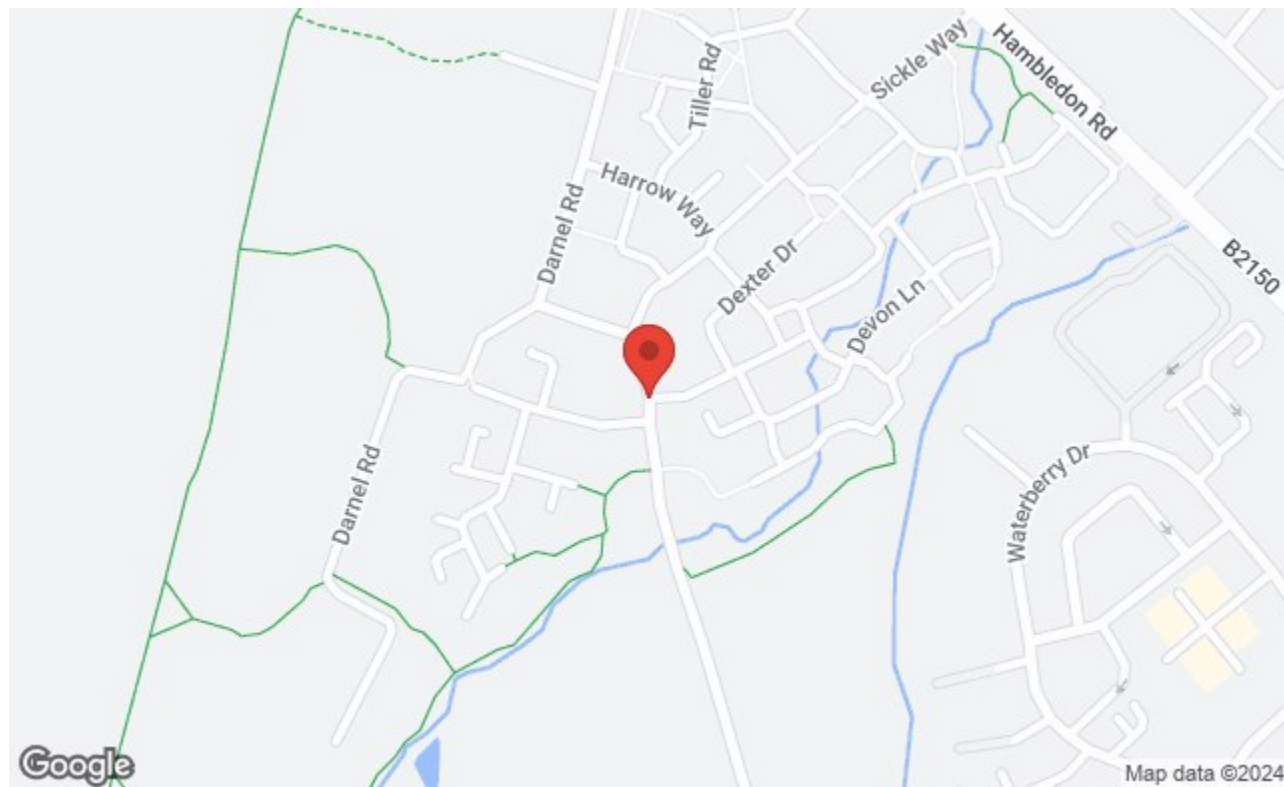
Guide Price £416,500

Tamworth Road, Waterlooville PO7 7EJ



TOTAL FLOOR AREA: 1710 sq.ft. (158.9 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
- ❖ CORNER TOWNHOUSE
- ❖ STUDY/DRESSING ROOM
- ❖ ENSUITE TO MASTER
- ❖ SHELTERED CAR PORT
- ❖ SPACIOUS KITCHEN
- ❖ VERSATILE LAYOUT
- ❖ NO WORK NEEDED
- ❖ UTILITY ROOM
- ❖ CENTRAL LOCATION

We are thrilled to welcome to the sales market, this fantastic opportunity to purchase this impressive four bedroom corner townhouse located on a popular development on the outskirts of Waterlooville.

Finished to a high build quality throughout by renowned builders Taylor Wimpey and maintained impeccably by the current owners. Externally, the property benefits from having a rear carport, providing sheltered parking.

The property comprises of a spacious kitchen/breakfast room with integrated appliances which is an excellent entertaining space with large windows flooding the room with natural light along with access to the separate utility room.

The ground floor also boasts a 19ft lounge which is bright and airy, with double doors which lead

onto the rear garden. Externally, the rear garden has a generous lawn and patio with access into the car port.

On the first floor you have two double bedrooms bedrooms, all of which are neutrally decorated. The master bedroom benefits from its own en suite shower room, with the other bedroom, is currently utilised as a further reception. The first floor is completed by the study/dressing room

Moving to the second floor, the home has a further two large double bedrooms and a family bathroom

With the added bonus of gas fired central heating and double glazed windows throughout, this immaculate house must be viewed to be appreciated. For more information or to book your accompanied viewing call Bernards now today!

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

KITCHEN/BREAKFAST ROOM
17'2" max x 12'10" (5.23m max x 3.91m)

UTILITY ROOM
6'1" x 9'9" (1.85m x 2.97m)

LOUNGE
19'3" x 10'8" (5.87m x 3.25m)

W.C
6'5" x 3'6" (1.96m x 1.07m)

BEDROOM ONE
20'11" max x 12'1" (6.38m max x 3.68m)

ENSUITE
6'8" x 7'1" (2.03m x 2.16m)

BEDROOM TWO
10'10" x 19'3" (3.30m x 5.87m)

STUDY/DRESSING ROOM
7'1" x 7'3" (2.16m x 2.21m)

BEDROOM THREE
10'10" x 19'3" (3.30m x 5.87m)

BEDROOM FOUR
14'8" x 9'8" (4.47m x 2.95m)

BATHROOM
9'6" x 5'8" (2.90m x 1.73m)

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
87	87

Very energy efficient - lower running costs
(92-100) 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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