

FOR SALE

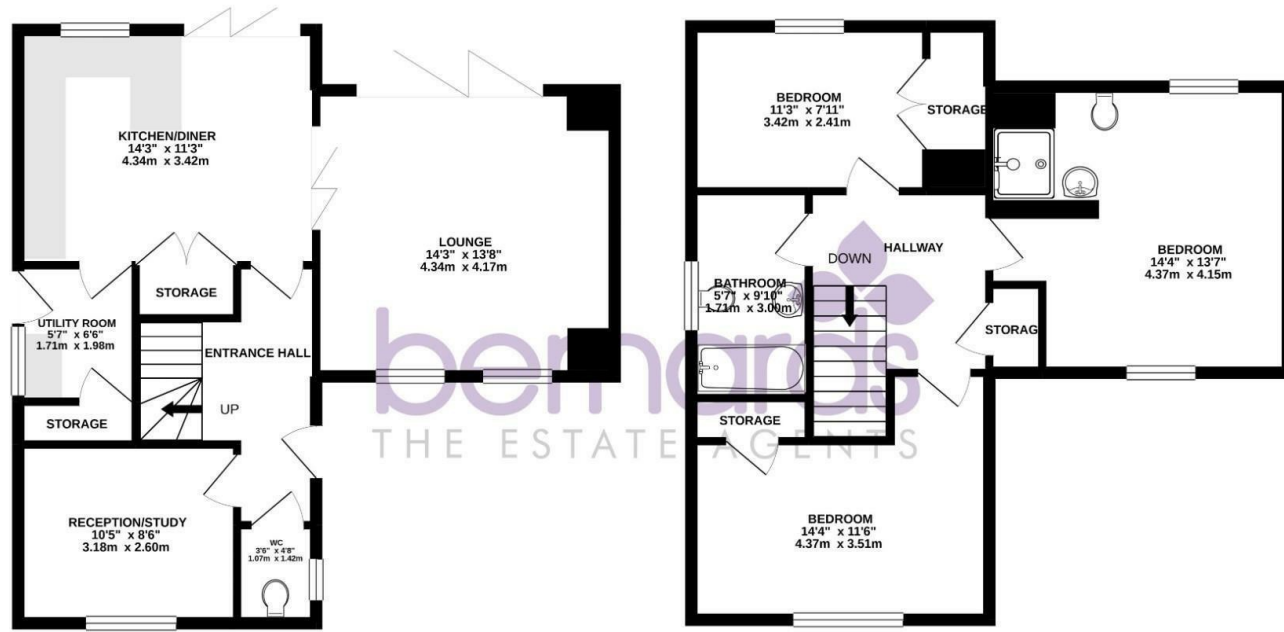
Offers In Excess Of £425,000

Hart Plain Avenue, Waterlooville PO8 8RG

bernards THE ESTATE AGENTS

GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 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.  
Made with Metropix ©2021



3 bedrooms, 2 bathrooms, 2 receptions

### HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ DETACHED HOME
- ❖ LESS THAN 10 YEARS OLD
- ❖ PRIVATE ROAD
- ❖ LUXURY SPECIFICATION
- ❖ OFF ROAD PARKING
- ❖ SPACIOUS REAR GARDEN
- ❖ TWO RECEPTIONS
- ❖ TWO BATHROOMS
- ❖ A MUST VIEW

\*\*\*EXCLUSIVE DEVELOPMENT ON PRIVATE ROAD!\*\*\*

We are thrilled to welcome to the sales market, this exceptional three bedroom detached property, created by CY Homes

Externally, this property is one of only three on a private road and hence offers excellent privacy and excellent parking, with a two car driveway.

The ground floor consists of a modern lounge, which has bi-folding doors to the kitchen giving the option to open up the room, or keep separate. The lounge also has a further set of bi-fold doors into the garden.

The kitchen is fitted with modern work surfaces, a breakfast bar and luxury integrated appliances. The ground floor also has a second reception room, which could function as a large study. The

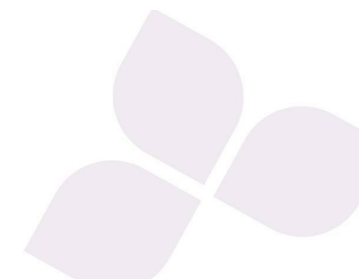
ground floor is completed by a separate study and W.C and the ground floor is also covered by underfloor heating.

The luxury garden is a fantastic size, with a large stretch of lawn and a modern patio, which is the perfect space for a family bbq.

Moving to the first floor, you have three spacious bedrooms, with the stunning master suite including an open plan, ultra modern ensuite with electric under floor heating. Completing the first floor is the family bathroom, which continuing the theme, is finished to the very highest standard.

This exclusive home is presented immaculately and can be likened to a show-home meaning you could simply move your furniture in. We strongly encourage booking an internal viewing, to fully appreciate what is on offer

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**  
13'8" x 14'3" (4.17m x 4.34m)

**KITCHEN**  
11'3" x 14'3" (3.43m x 4.34m)

**UTILITY ROOM**  
6'6" x 5'7" (1.98m x 1.70m)

**RECEPTION/STUDY**  
10'5" x 8'6" (3.18m x 2.59m )

**W.C**  
3'6" x 4'8" (1.07m x 1.42m )

**BEDROOM ONE**  
14'4" x 13'7" (4.37m x 4.14m)

**BEDROOM TWO**  
14'4" x 11'6" (4.37m x 3.51m)

**BEDROOM THREE**  
11'3" x 7'11" (3.43m x 2.41m)

**BATHROOM**  
5'8" x 9'9" (1.73m x 2.97m)

## 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 D

**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 (92-100) <b>A</b>	89
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
Not energy efficient - higher running costs (1-20) <b>G</b>	
78	89

EU Directive 2002/91/EC  
England & Wales

Scan here to see all our properties for sale and rent



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

