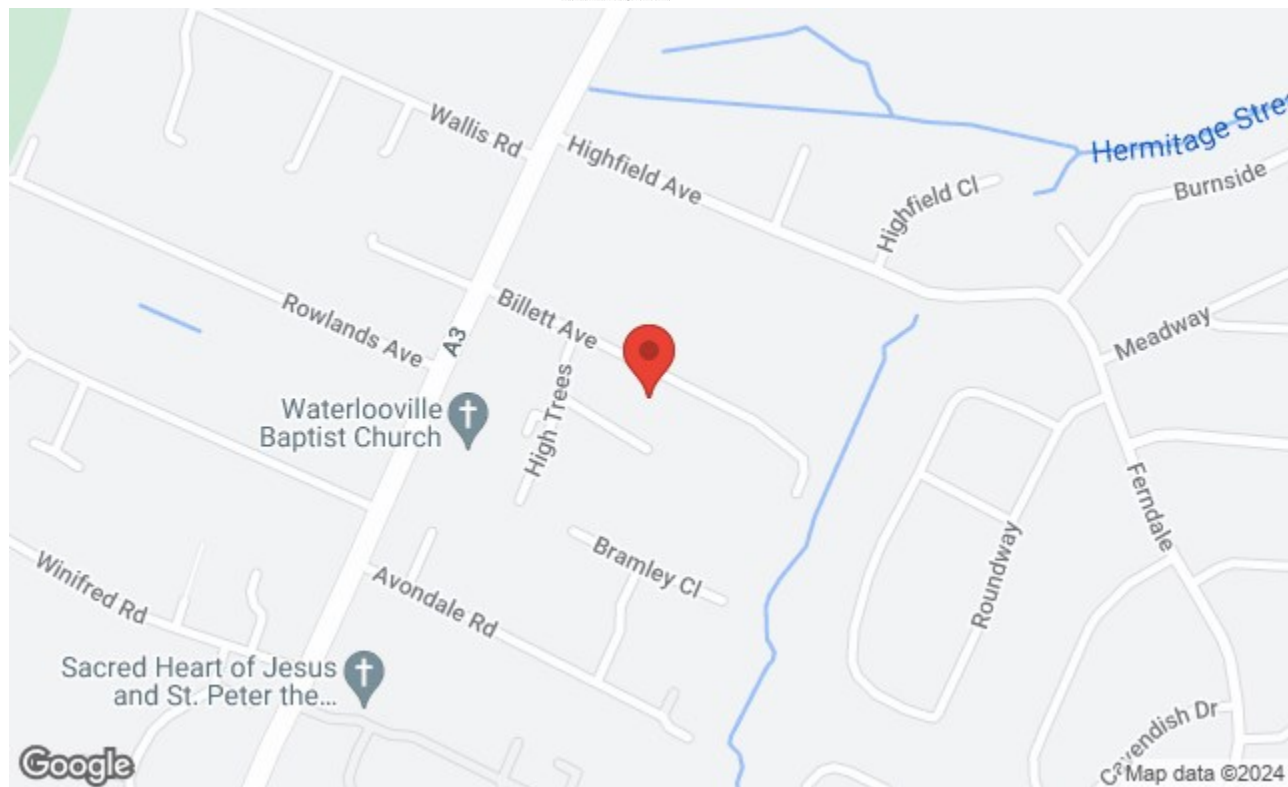


TOTAL FLOOR AREA: 1926 sq.ft. (179.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Guide Price £550,000

Billett Avenue, Waterlooville PO7 7SZ



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ SEMI-DETACHED
- ❖ PREMIUM FAMILY HOME
- ❖ POTENTIAL FOR MODERNISATION
- ❖ SOUGHT AFTER LOCATION
- ❖ THREE RECEPTION ROOMS
- ❖ LARGE DRIVEWAY
- ❖ GARAGE
- ❖ TWO BATHROOMS
- ❖ PERIOD FEATURES THROUGHOUT

LARGE SEMI-DETACHED HOME ON BILLET AVENUE WITH MODERNISATION POTENTIAL

We are proud to present this remarkable property on one of Waterlooville's most sought after roads, Billett Avenue.

Properties on this road seldom become available for sale, with this property offering an amazing opportunity for a new owner, with its timeless elegance, wonderful size and potential for modernisation.

Set back from the road, the property has a large driveway, with side access into the garden, a garage and entry into the home.

Entering via the porch, you are greeted by a beautiful, 21ft entrance hall, with tall ceilings, lots of natural light and the original staircase. Off

the entrance hall, the home has three formal reception rooms, giving plenty of space for a family. There is also the potential (STPP) to extend the kitchen and create a more open plan space, to the rear, without compromising on reception space to the front and side. The ground floor is completed by the galley kitchen, conservatory and large shower room.

The rear garden is an excellent size, with a large lawn and patio area, with side access to the front and garage.

Moving upstairs, the home has four well appointed bedrooms and a three-piece bathroom, with separate w.c, accessed off the large landing space.

This beautiful family home has all the components of a stunning 'forever home' we strongly advise booking a viewing to fully appreciate everything it has to offer.

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

- PORCH**
3'11" x 7' (1.19m x 2.13m)
- ENTRANCE HALL**
21'7" x 6' (6.58m x 1.83m)
- RECEPTION ONE**
14'2" x 15'7" into bay (4.32m x 47.85m into bay)
- RECEPTION TWO**
14'7" x 13'11" (4.45m x 4.24m)
- RECEPTION THREE**
14'1" x 13'10" (4.29m x 4.22m)
- CONSERVATORY**
15'7" x 7'9" (4.75m x 2.36m)
- KITCHEN**
12' x 8'6" (3.66m x 2.59m)
- UTILITY**
8'6" x 5'7" (2.59m x 1.70m)
- SHOWER ROOM**
8'6" x 10" (2.59m x 3.05m)
- BEDROOM ONE**
14'1" x 13'3" (4.29m x 4.04m)
- BEDROOM TWO**
14'8" x 13'11" (4.47m x 4.24m)
- BEDROOM THREE**
14' x 10'8" (4.27m x 3.25m)
- BEDROOM FOUR**
8'7" x 12'1" (2.62m x 3.68m)
- BATHROOM**
6'11" x 6'8" (2.11m x 2.03m)
- W.C**
3'2" x 3'6" (0.97m x 1.07m)

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 o u r offices, offering a comprehensive range of mortgages

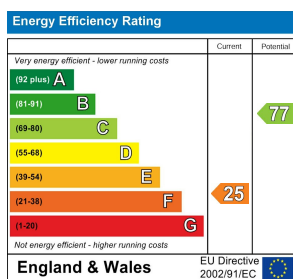
from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

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.



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