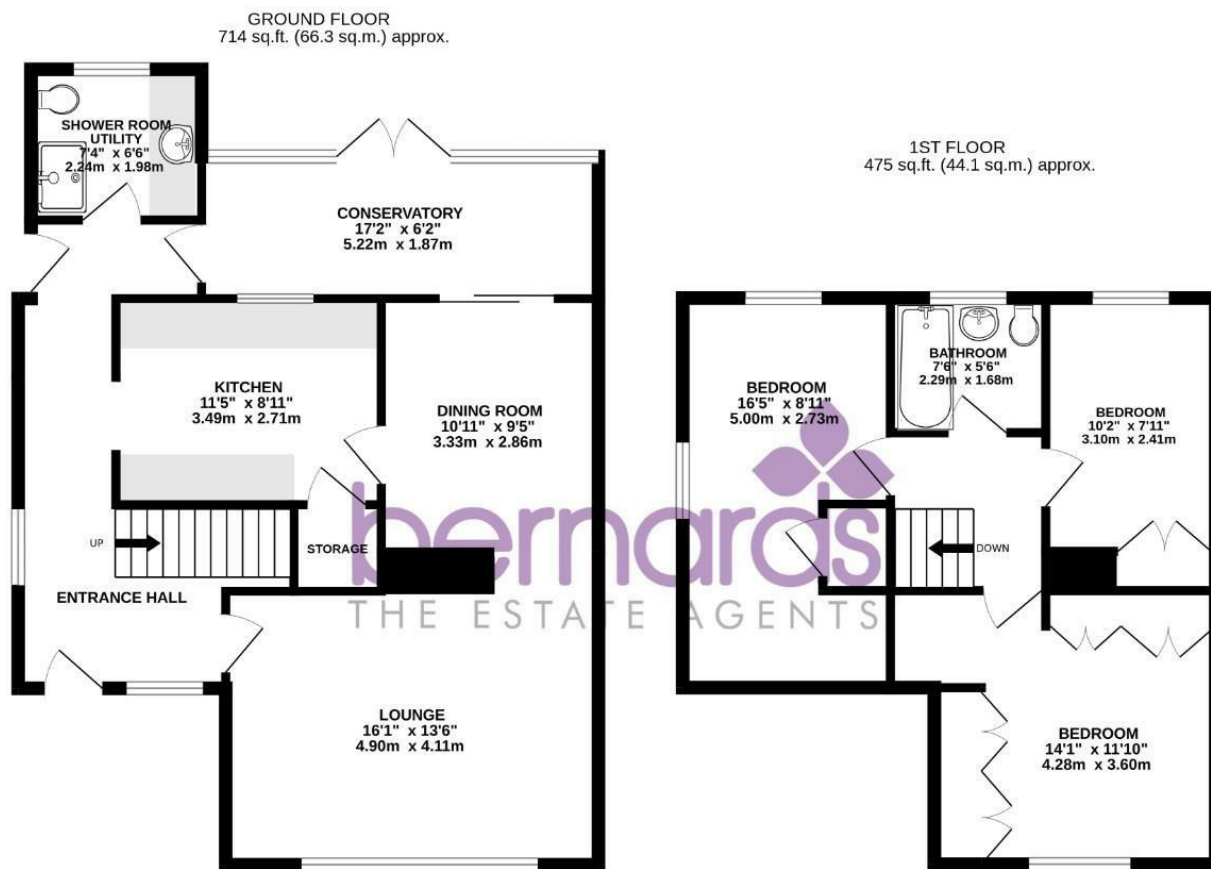




Offers Over £450,000

Murray Road, Horndean PO8 9JQ



TOTAL FLOOR AREA: 1189 sq.ft. (110.4 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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NO FORWARD CHAIN

HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ DETACHED
- ❖ LARGE FRONT DRIVEWAY
- ❖ GARAGE
- ❖ SPACIOUS REAR GARDEN
- ❖ DOWNSTAIRS SHOWER ROOM WITH UTILITY AREA
- ❖ TWO RECEPTIONS
- ❖ POTENTIAL TO MODERNISE
- ❖ SOUGHT AFTER LOCATION
- A MUST VIEW

We are delighted to offer to the sales market, a three-bedroom detached home located in Horndean, close to schools, shops, ideal for families and the property benefiting from off road parking and a garage.

Moving inside the property, you are greeted with the spacious lounge that includes large windows bringing in lots of natural light. The lounge also sees an opening into the dining room, making it a great

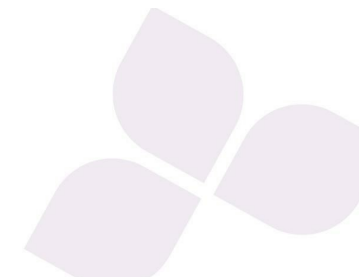
entertaining space, which itself opens into the kitchen and conservatory.

The ground floor is completed by the utility room, which also sees a w.c/shower enclosed within.

The first-floor features three generous sized bedrooms with the family bathroom. With the main bedroom offering ample wardrobe space.

Viewings are highly recommended!

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

ENTRANCE HALL
11' x 9' (3.35m x 2.74m)

LOUNGE
16'1" x 13'6" (4.90m x 4.11m)

DINING ROOM
9'5" x 10'11" (2.87m x 3.33m)

KITCHEN
11'5" x 8'11" (3.48m x 2.72m)

UTILITY/SHOWER ROOM
6'6" x 7'4" (1.98m x 2.24m)

BEDROOM ONE
14'1" x 11'10" (4.29m x 3.61m)

BEDROOM TWO
16'5" x 9' (5.00m x 2.74m)

BEDROOM THREE
10'2" x 7'11" (3.10m x 2.41m)

BATHROOM
7'6" x 5'6" (2.29m x 1.68m)

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) 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	
65	86
EU Directive 2002/91/EC	
England & Wales	



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