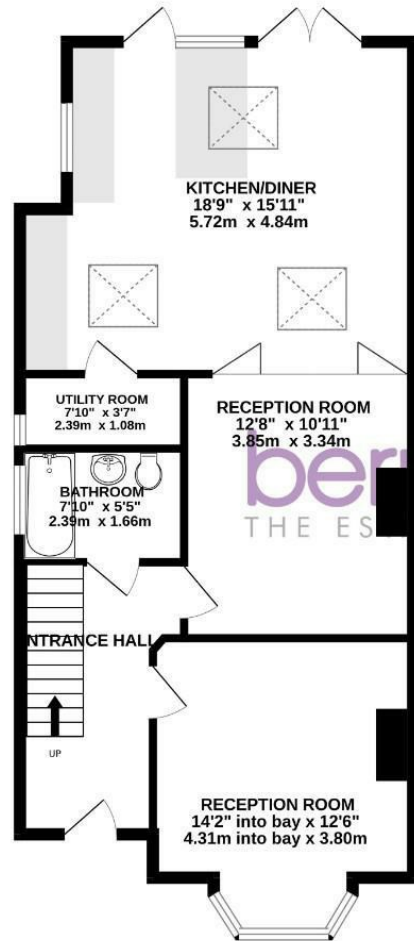


GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.

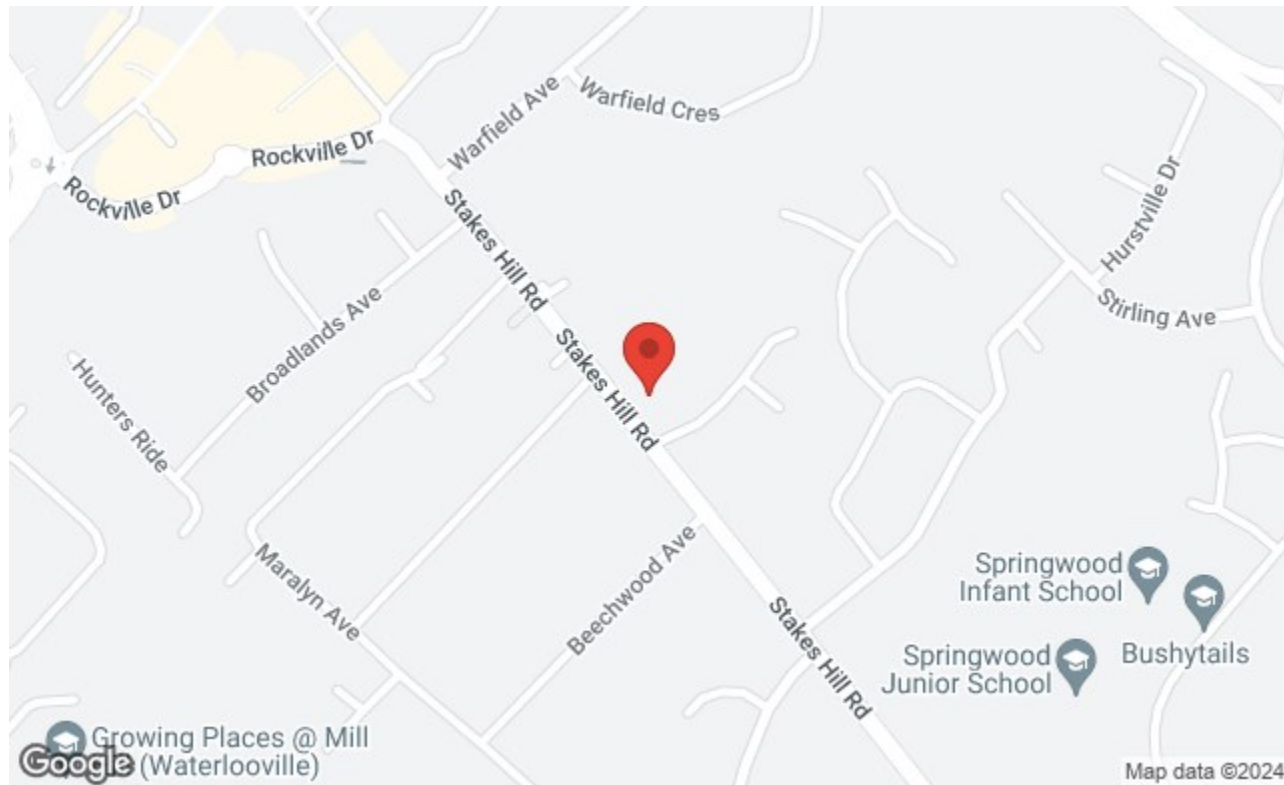


1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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 Metronix (2024)



**FOR SALE**

Guide Price £425,000

Stakes Hill Road, Waterloooville PO7 7LD

**bernards**  
THE ESTATE AGENTS



3 2 2

### HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED
- ❖ 95FT REAR GARDEN
- ❖ POTENTIAL BUILDING PLOT
- ❖ 53FT X 56FT REAR PLOT
- ❖ MODERN FAMILY HOME
- ❖ TWO BATHROOMS
- ❖ OFF ROAD PARKING
- ❖ SOUGHT AFTER LOCATION
- ❖ A MUST VIEW

\*\*\*THREE BEDROOM DETACHED PROPERTY WITH POTENTIAL TO AND EXTEND/BUILD (STPP)\*\*\*

We are delighted to introduce to the sales market this well presented three bedroom semi-detached property on Stakes Hill Road, in Waterloooville.

The property's front exterior is set back from the main road and hence is an excellent size, providing off road parking for multiple cars including access to the garage/which has been converted for storage, a must for a large family.

Upon entry to the property, you have a spacious entrance hallway, which is wonderfully open space with ample space for coats and shoes.

The ground floor consists of a large lounge which is flooded with light from the bay window. The

ground floor is continued a further reception, three piece bathroom and large kitchen/diner.

The garden is an excellent space for a large family and is laid to lawn and block paved patio and offers huge scope for development (STPP)

On the first floor you have three bedrooms, all of which are flooded with natural light.

Completing the first floor is the family bathroom

With plenty of scope for extension/development, situated on a large plot, we strongly recommend a viewing!

Call Bernards now to book your accompanied viewing!

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



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



# PROPERTY INFORMATION

**RECEPTION ONE**  
12'5" x 14'2" into bay (3.78m x 4.32m into bay )

**RECEPTION TWO**  
11' x 12'8" (3.35m x 3.86m)

**KITCHEN/DINER**  
18'9" x 15'11" (5.72m x 4.85m)

**UTILITY ROOM**  
3'7" x 7'10" (1.09m x 2.39m)

**BEDROOM ONE**  
12'5" x 14'6" into bay (3.78m x 4.42m into bay )

**BEDROOM TWO**  
11' x 12'8" (3.35m x 3.86m)

**BEDROOM THREE**  
8' x 8'8" (2.44m x 2.64m)

**BATHROOM**  
6'5" x 6'3" (1.96m x 1.91m)

## 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!

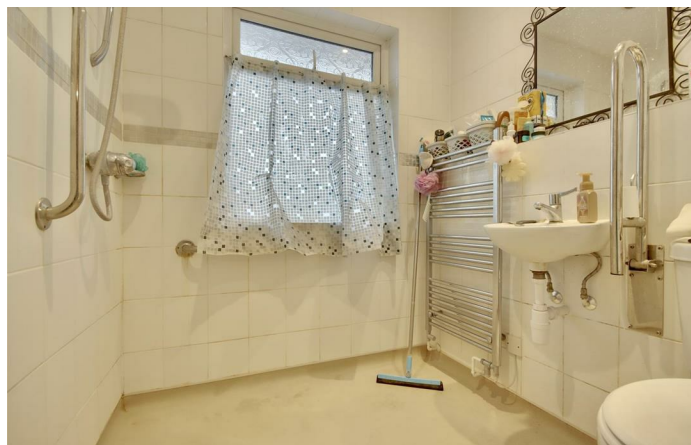
## OFFER CHECK PROCEDURE -

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.

## COUNCIL TAX BAND D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	81
(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>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Scan here to see all our properties for sale and rent



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

