

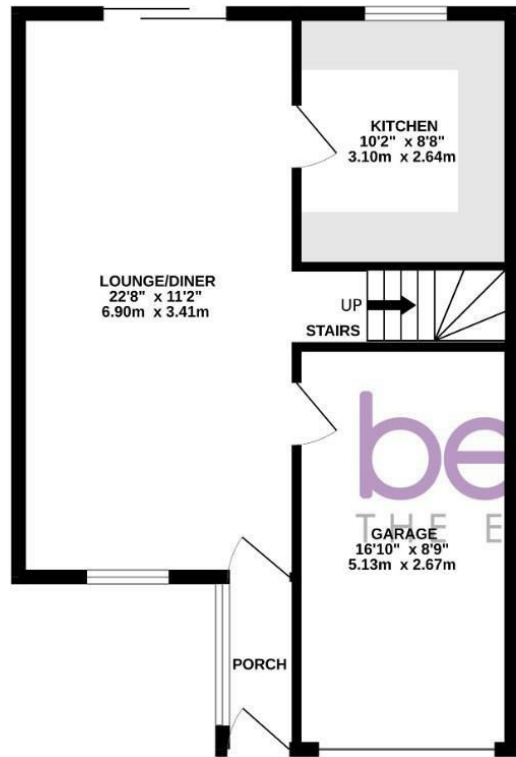


Guide Price £325,000

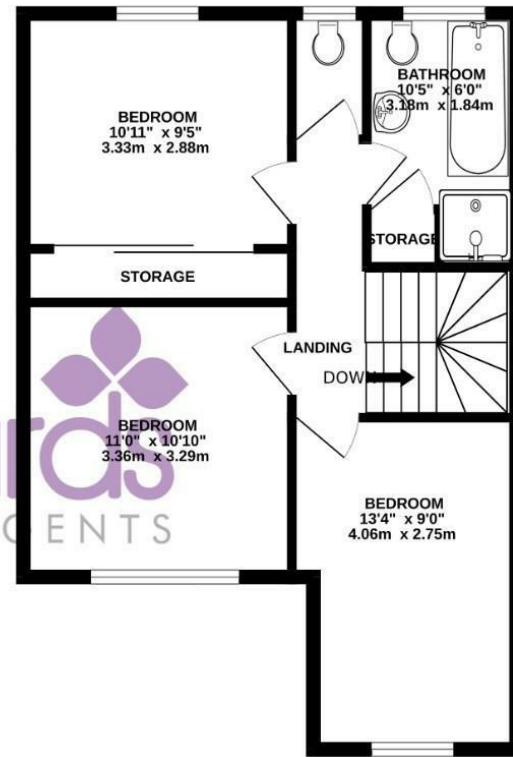
Redwing Road, Waterlooville PO8 0LX



GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 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

- CLANFIELD LOCATION
- THREE DOUBLE BEDROOMS
- 22FT LOUNGE/DINER
- INTEGRAL GARAGE
- TWO CAR DRIVEWAY
- BEAUTIFUL VIEWS
- SOUGHT AFTER LOCATION
- LOW MAINTENANCE GARDEN
- IDEAL FOR FAMILIES
- A MUST VIEW

We are delighted to welcome to the sales market, this well presented and spacious three bedroom mid-terrace property in Clanfield, located on a sought after cul-de-sac with views across Windmill Hill.

The front of the property has a generous driveway with access into the property and integral garage.

The ground floor consists of a 22ft lounge/diner, which is flooded with natural light from the dual aspect windows and also includes sliding doors into the garden.

The modern kitchen is a wonderful family space with ample work surfaces and views over the rear garden.

The rear garden is well presented with a wooden decking area with steps down to rear. The decking area has beautiful views across the area as far as Windmill Hill.

Moving to the first floor of the property, you have three bedrooms, all of which are double in size. Completing the property is the modern three-piece bathroom, which is finished to a good standard and had a separate w.c, which is ideal for a family.

We strongly recommend booking a viewing on this property, to fully appreciate everything this wonderful property has 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

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : YEARLY £:
MONTHLY £:

with in a professional and timely manner.
 Please ask a member of staff for further details!

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	86
(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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