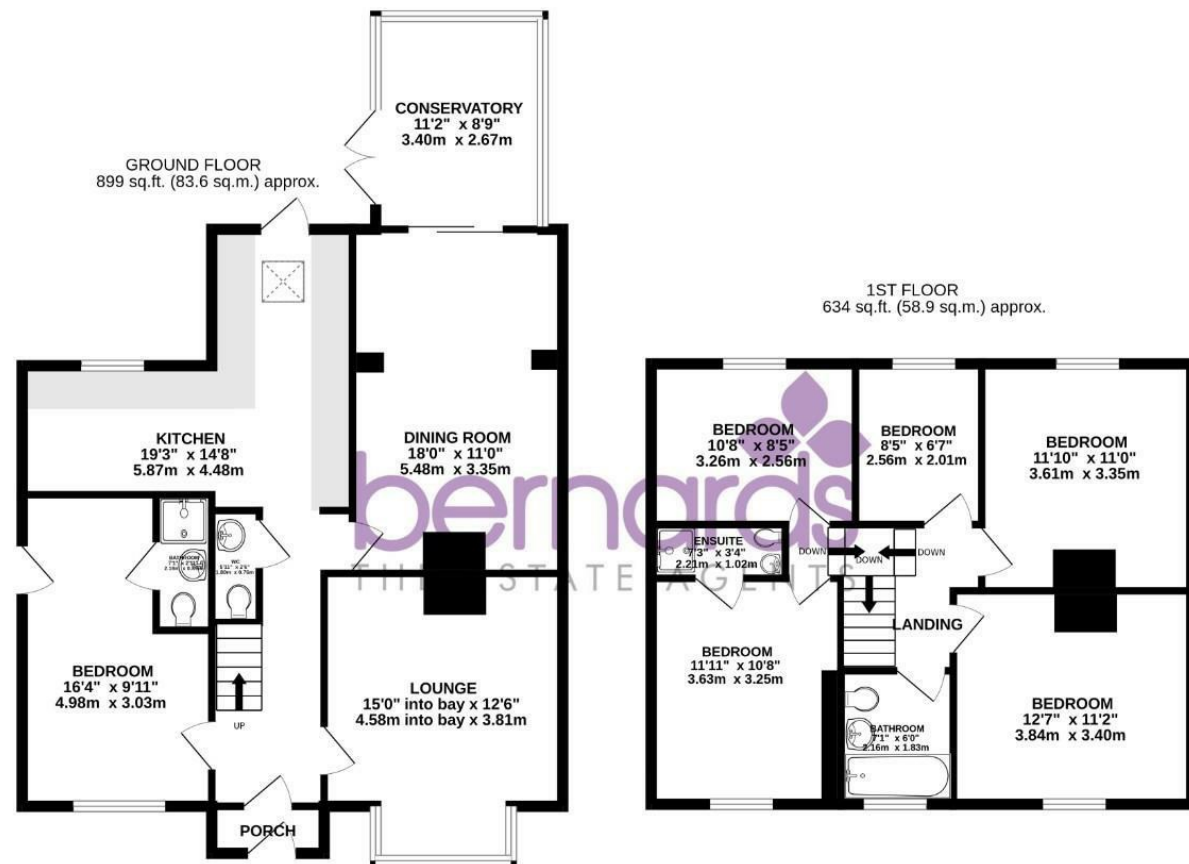


FOR SALE

Guide Price £475,000

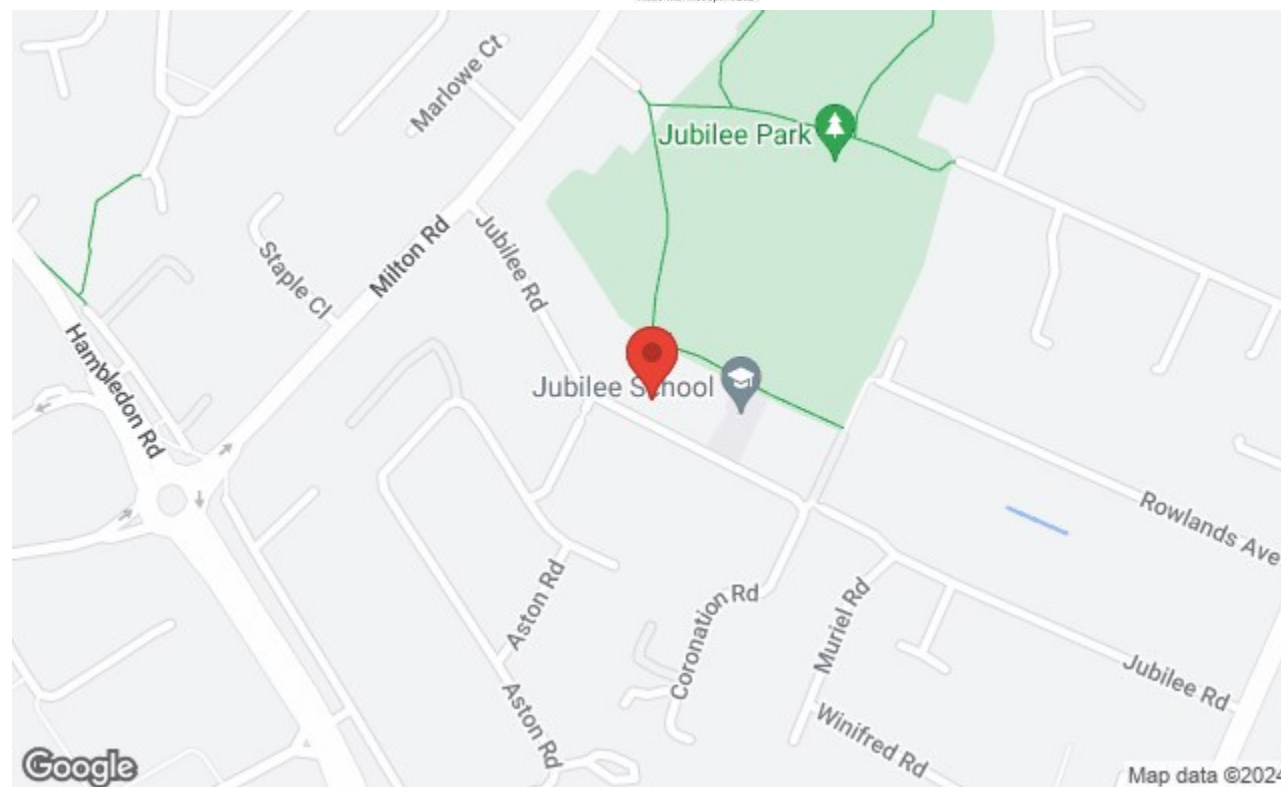
Jubilee Road, Waterlooville PO7 7RE

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1533 sq.ft. (142.4 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. Made with Metropix ©2024



5 bedrooms, 3 bathrooms, 2 reception rooms

### HIGHLIGHTS

- SIX BEDROOMS
- SEMI-DETACHED
- DOUBLE STOREY EXTENSION
- LARGE REAR GARDEN
- BACKING ONTO PARK
- TWO RECEPTION ROOMS
- CONSERVATORY
- MODERN KITCHEN
- THREE BATHROOMS
- OFF ROAD PARKING

We are thrilled to welcome to the sales market, this large, five bedroom semi-detached property, located on Jubilee Road, in Waterlooville. The property is located within a short walk of Waterlooville shopping precinct and backs onto Jubilee park.

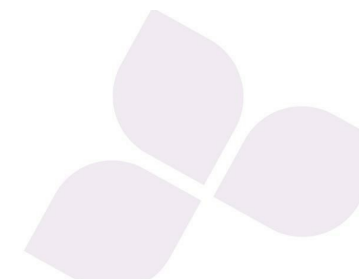
Benefitting from a double storey extension, the property offers space in abundance and is arranged in excess of 1500 Sqft and over two floors. Upon entry, you are greeted by a large entrance hallway, which has access into the lounge, which is flooded with light. Moving through you come into the stunning kitchen which is finished to a beautiful standard with access

Moving to the first floor, the property has five bedrooms, four of which are double in size, with the master serviced by an ensuite.

To the front you have a driveway providing ample parking and to the rear you will find a fully enclosed garden that backs onto Jubilee Park,

We strongly recommend booking an internal viewing to fully appreciate this wonderful property.

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

12'6" x 15' into bay (3.81m x 4.57m into bay)

## DINING ROOM

11' x 18' (3.35m x 5.49m)

## CONSERVATORY

8'9" x 11'2" (2.67m x 3.40m)

## KITCHEN

19'3" x 14'8" (5.87m x 4.47m)

## BEDROOM ONE (GROUND FLOOR)

16'4" x 9'11" (4.98m x 3.02m)

## ENSUITE

7'1" x 2'11" (2.16m x 0.89m)

## BEDROOM TWO

11'11" x 10'8" (3.63m x 3.25m)

## ENSUITE

7'3" x 3'4" (2.21m x 1.02m)

## BEDROOM THREE

12'2" x 12'7" (3.71m x 3.84m)

## BEDROOM FOUR

11'11" x 11' (3.63m x 3.35m)

## BEDROOM FIVE

10'8" x 8'5" (3.25m x 2.57m)

## BEDROOM SIX

7'7" x 8'7" (2.31m x 2.62m)

## BATHROOM

6' x 7'1" (1.83m x 2.16m)

## 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 C

## 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		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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