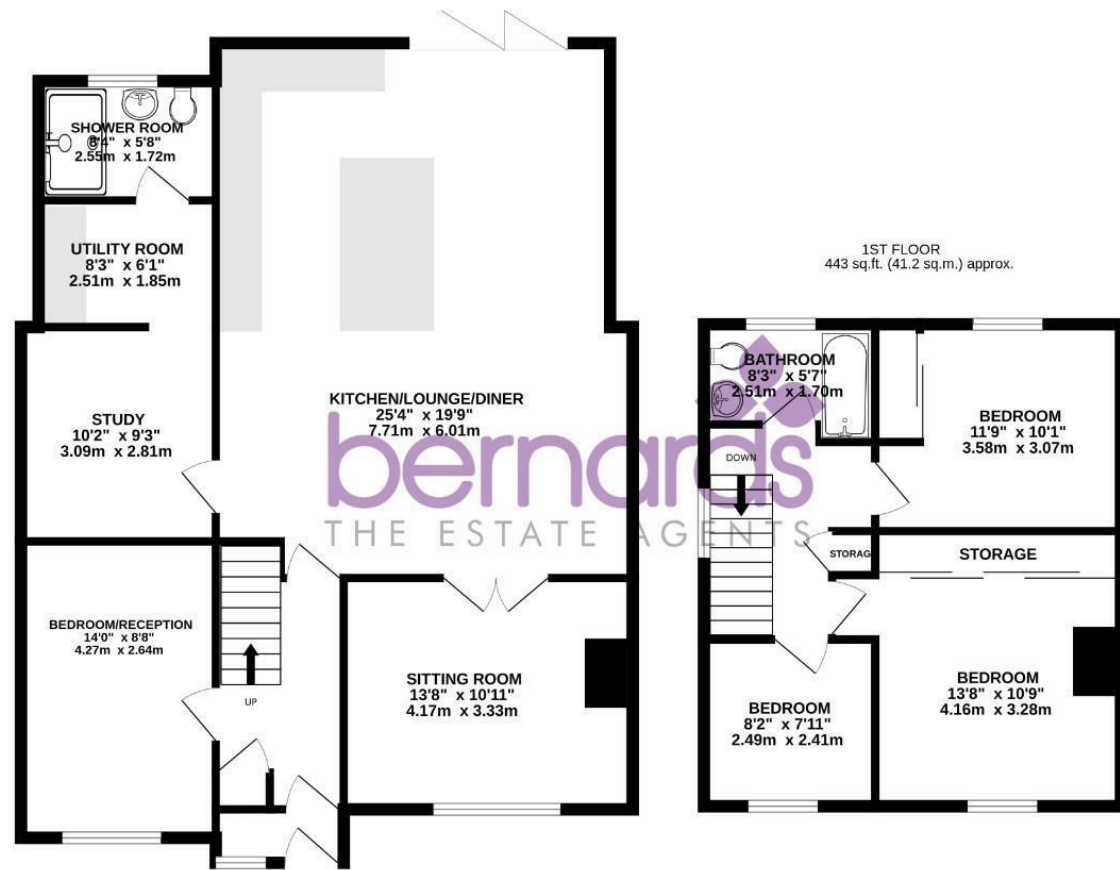
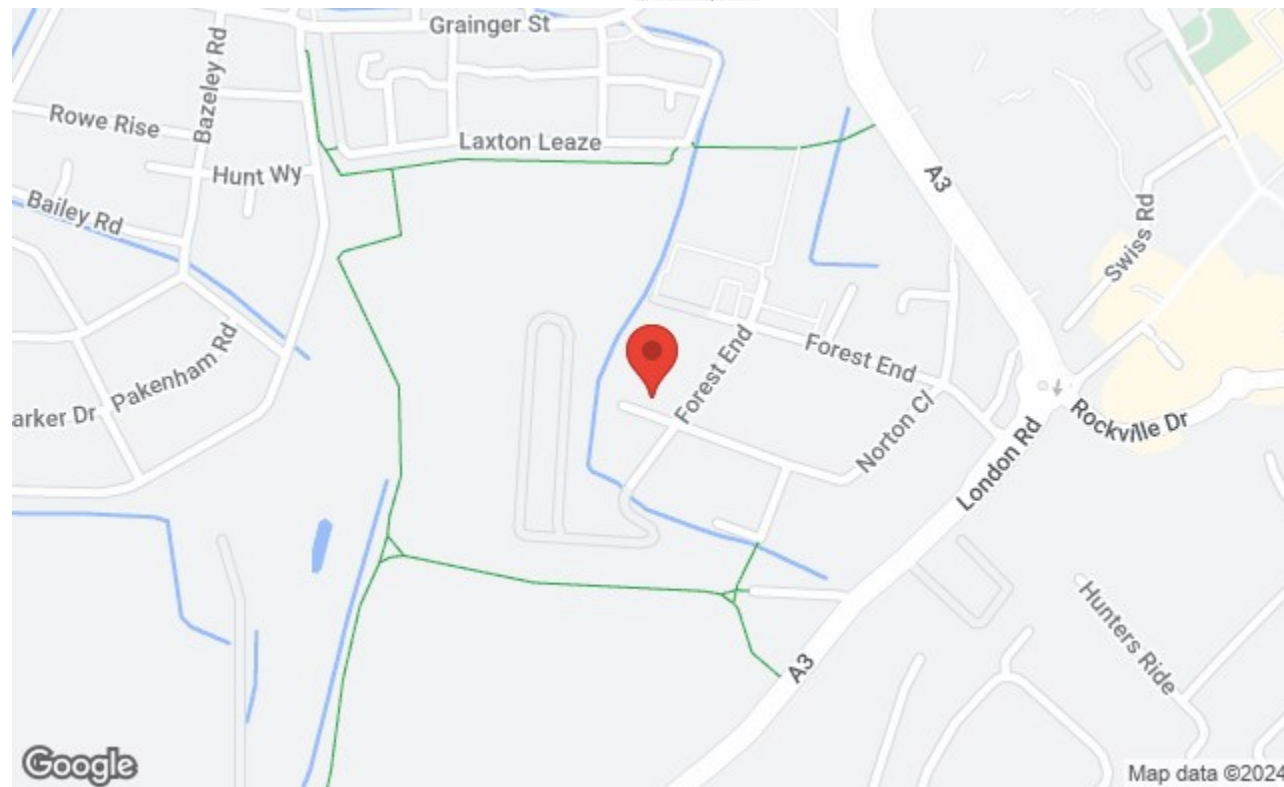


GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA: 1472 sq.ft. (136.7 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



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



Offers In Excess Of £425,000

Forest End, Waterloooville PO7 7AD



HIGHLIGHTS

- FOUR BEDROOMS
- SEMI-DETACHED
- EXTENDED
- MODERNISED THROUGHOUT
- STUNNING KITCHEN/DINER
- UTILITY ROOM
- TWO BATHROOMS
- VERSATILE LAYOUT
- OFF ROAD PARKING
- CENTRAL LOCATION

We are delighted to introduce to the sales market, this beautiful three/four bedroom semi-detached property in the highly sought after location of Forest End, Waterloooville.

This wonderfully spacious property would make a fantastic family home, with the size it has on offer and having been refurbished and extended to a high-end standard.

Entering the property, via porch and front door you are greeted by a welcoming entrance hallway.

The kitchen is a great size and having been extended to provide ample work top space and opening into the dining area, which creates a great family space. The dining room is also open plan to the large lounge, which is flooded with natural light.

Moving towards the front, is a further sitting room and an additional reception area with the potential as a fourth bedroom. The ground floor is completed by the study, utility room and modern shower room.

The rear garden is a great space, with a spacious patio are large area of lawn.

Moving back into the property and up to the first floor, there are three bedrooms. Completing the first floor is the three-piece bathroom.

This wonderful property has all the characteristics of a fantastic family home combining its location, level of finish and having parking, we strongly recommend booking an early viewing to avoid disappointment

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

SITTING ROOM
13'8" x 10'11" (4.17m x 3.33m)

KITCHEN/LOUNGE/DINER
25'4" x 19'9" (7.72m x 6.02m)

STUDY
9'3" x 10'2" (2.82m x 3.10m)

UTILITY ROOM
8'3" x 6' (2.51m x 1.83m)

SHOWER ROOM
8'4" x 5'8" (2.54m x 1.73m)

RECEPTION/BEDROOM
8'8" x 14' (2.64m x 4.27m)

BEDROOM
13'8" x 10'9" (4.17m x 3.28m)

BEDROOM
11'9" x 10'1" (3.58m x 3.07m)

BEDROOM
7'11" x 8'2" (2.41m x 2.49m)

BATHROOM
8'3" x 5'7" (2.51m x 1.70m)

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 -

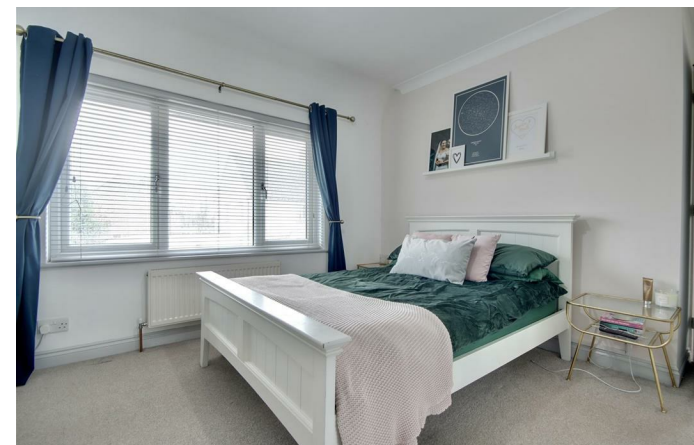
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.

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		77	84
(69-80) C			
(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	

Scan here to see all our properties for sale and rent



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

