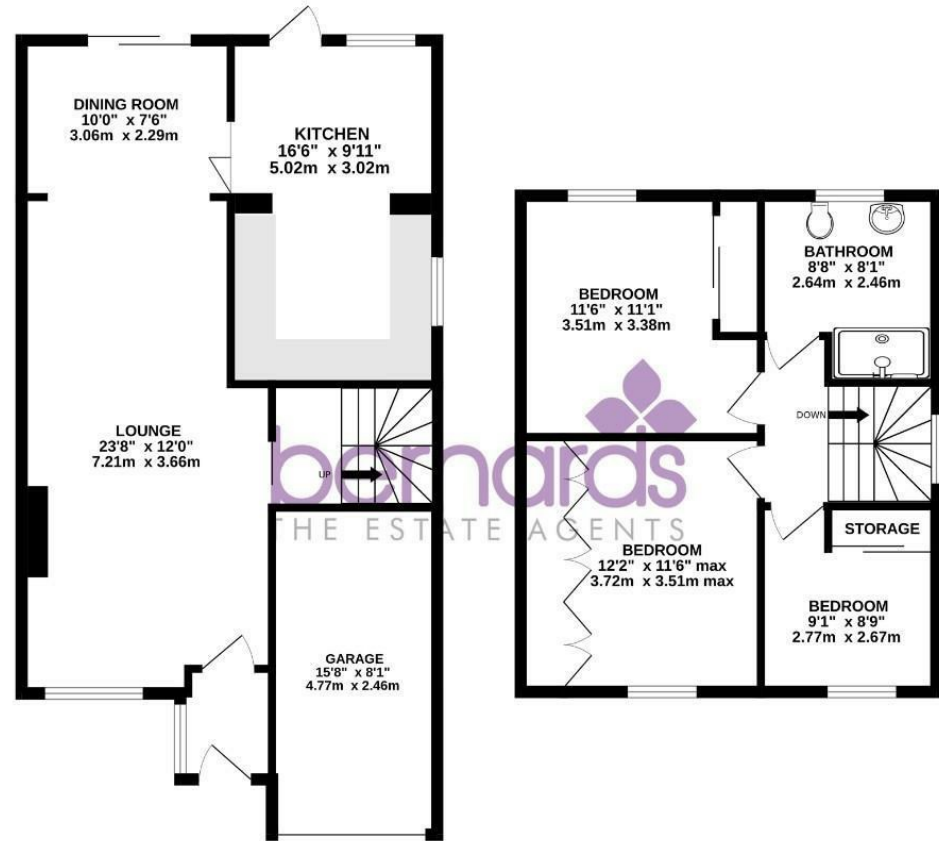


GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 6/2024



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



Guide Price £365,000

Fairbourne Close, Waterloooville PO8 8RL



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ MODERN KITCHEN
- ❖ DRIVEWAY AND GARAGE
- ❖ SPACIOUS REAR GARDEN
- ❖ IMMACULATE FINISH
- ❖ CUL-DE-SAC
- ❖ PERFECT FOR FAMILIES
- ❖ A MUST VIEW

We are delighted to introduce to the sales market this well presented three bedroom semi-detached property in the a highly sought after cul-de-sac in Waterloooville

The property is nestled in the corner of a cul-de-sac and has a driveway, front lawn and access to the garage with electric door to the front.

The ground floor consists of a large lounge/diner, which measures over 30ft combined and offers excellent space for a family with sliding doors into the garden.

Carrying through, the kitchen is finished to a very good standard, with access to the garden

The garden is an excellent space and includes a lawn and patio area.

On the first floor you have three bedrooms and a three-piece family bathroom.

We strongly advise booking an internal viewing to fully appreciate what is on offer!

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

PORCH
4'2" x 5'4" (1.27m x 1.63m)

LOUNGE
12' x 23'8" (3.66m x 7.21m)

DINING ROOM
10' x 7'6" (3.05m x 2.29m)

KITCHEN
9'11" x 16'6" (3.02m x 5.03m)

STAIRS
5'11" x 8' (1.80m x 2.44m)

BEDROOM ONE
11'6" max x 12'3" (3.51m max x 3.73m)

BEDROOM TWO
11'6" x 11'1" (3.51m x 3.38m)

BEDROOM THREE
9'1" x 8'9" (2.77m x 2.67m)

BATHROOM
8'8" x 8'1" (2.64m x 2.46m)

GARAGE
15'8" x 8'1" (4.78m x 2.46m)

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
73	85

Very energy efficient - lower running costs
(92 kWh) 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

EU Directive 2002/91/EC
England & Wales



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