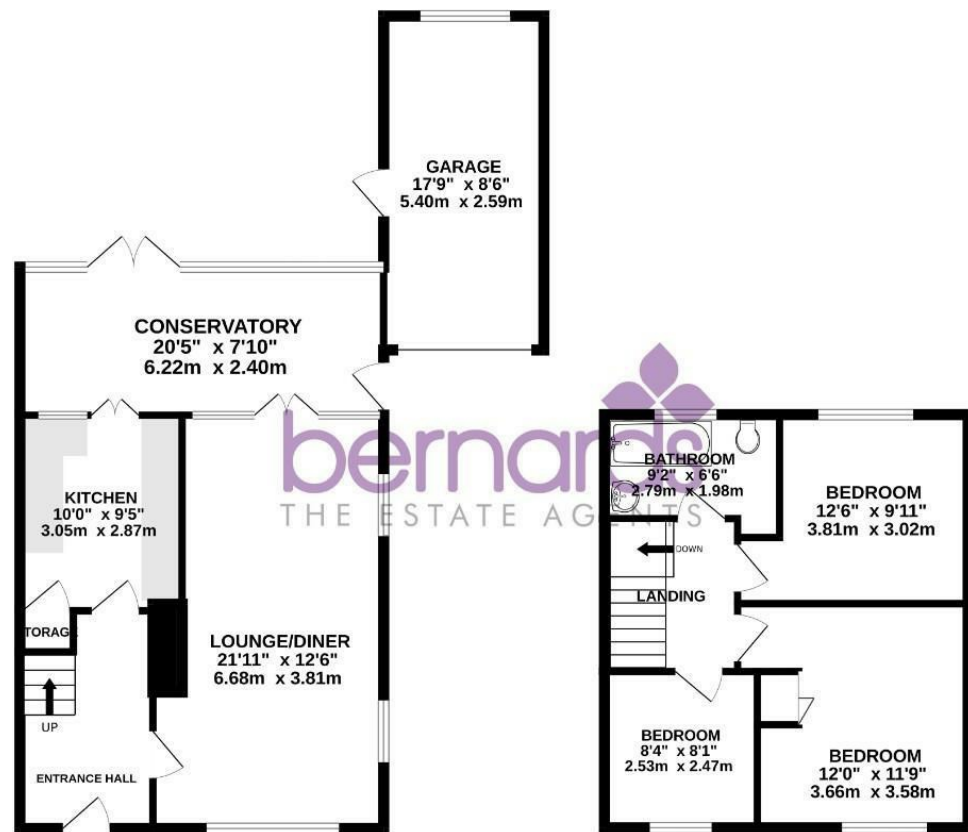
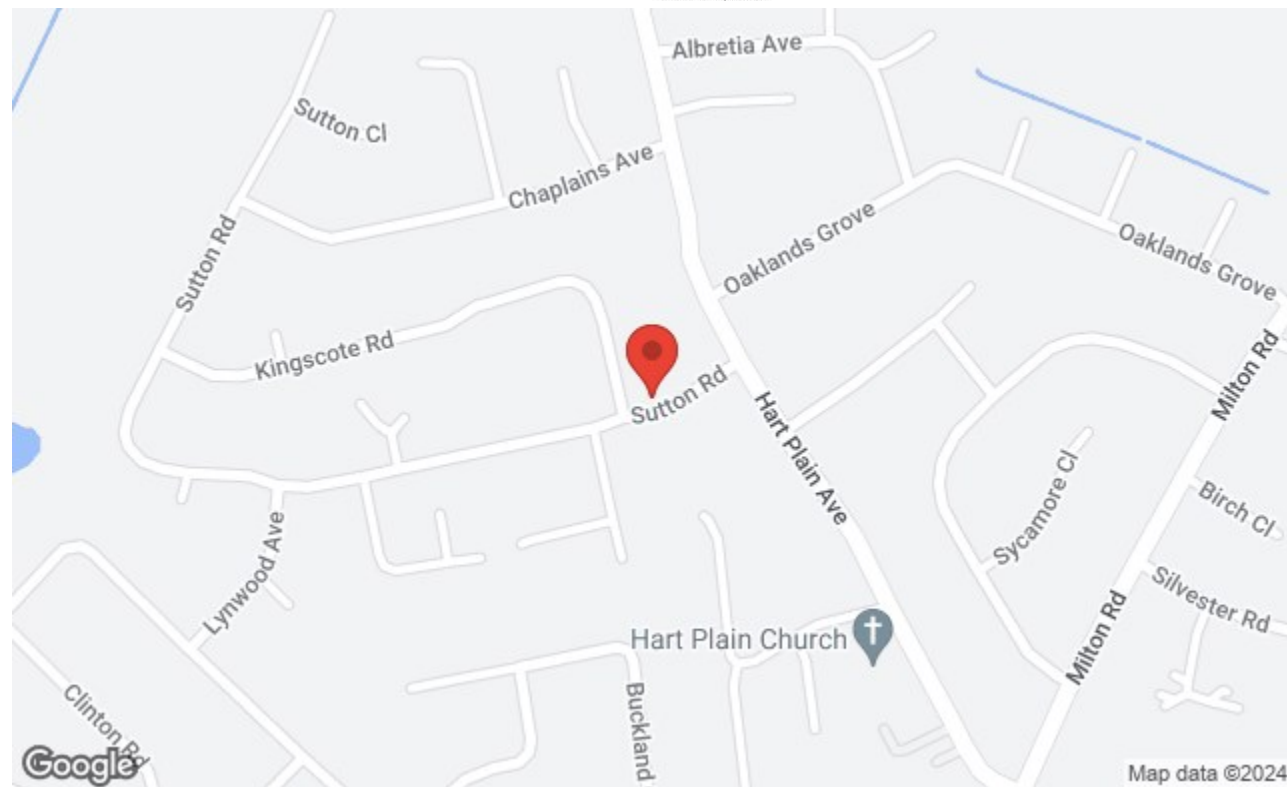


GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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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Guide Price £375,000

Sutton Road, Waterloooville PO8 8PU



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED
- ❖ FRONT DRIVEWAY
- ❖ GARAGE
- ❖ LARGE REAR GARDEN
- ❖ NEW BATHROOM
- ❖ SPACIOUS LOUNGE/DINER
- ❖ CONSERVATORY
- ❖ SOUGHT AFTER LOCATION
- ❖ A MUST VIEW

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

The property is located in a highly sought after location, and offers a front driveway, garage and large rear garden.

The ground floor consists of a large lounge/diner, which measures over 22ft and offers excellent space for a family with patio doors into the conservatory

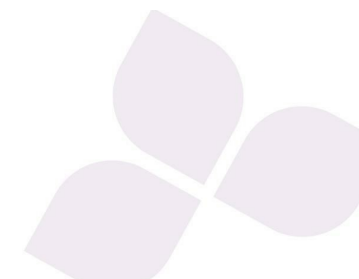
Carrying through, the kitchen is finished to a good standard, which also accessed the conservatory

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

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

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

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

LOUNGE/DINER
21'11" x 12'6" (6.68m x 3.81m)

KITCHEN
9'5" x 10' (2.87m x 3.05m)

CONSERVATORY
20'5" x 7'10" (6.22m x 2.39m)

BEDROOM ONE
12' x 11'9" (3.66m x 3.58m)

BEDROOM TWO
12'6" x 9'11" (3.81m x 3.02m)

BEDROOM THREE
8'4" x 8'1" (2.54m x 2.46m)

BATHROOM
9'3" x 6'6" max (2.82m x 1.98m max)

GARAGE
17'9" x 8'6" (5.41m x 2.59m)

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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
48	77
EU Directive 2002/91/EC	
England & Wales	



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