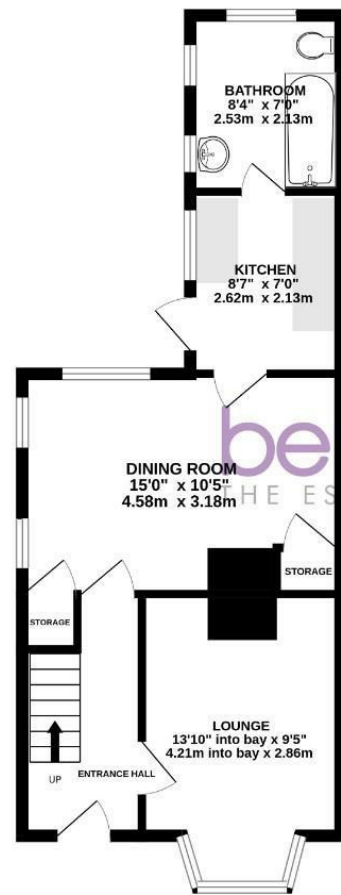
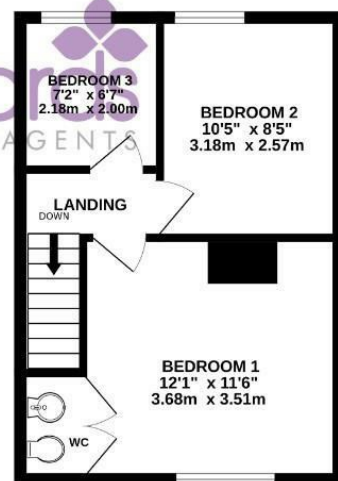


GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Offers In Excess Of £280,000

Kings Road, Waterlooville PO8 8UR



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED
- ❖ EDWARDIAN COTTAGE
- ❖ TWO RECEPTION ROOMS
- ❖ OFF ROAD PARKING
- ❖ CLOSE TO AMENITIES
- ❖ SPACIOUS REAR GARDEN
- ❖ UPSTAIRS W.C
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ A MUST VIEW

We are thrilled to welcome this charming semi-detached Edwardian Cottage, in Cowplain, a short walk to local shops and amenities.

The property is comprised of two reception rooms, in the form of a front aspect lounge and rear dining room. The dining room opens into the galley kitchen. The kitchen provides access to both the garden and three piece family bathroom.

Moving upstairs, the property is completed by the three bedrooms,

each of which is flooded with natural light with the master bedroom two provides access to the loft room which could be used as a home office.

We strongly recommend booking a viewing!

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
9'5" x 13'10" into bay (2.87m x 4.22m into bay)

DINING ROOM
15' x 10'5" (4.57m x 3.18m)

KITCHEN
7' x 8'7" (2.13m x 2.62m)

BATHROOM
7' x 8'4" (2.13m x 2.54m)

BEDROOM ONE
11'6" x 12'1" (3.51m x 3.68m)

BEDROOM TWO
8'5" x 10'5" (2.57m x 3.18m)

BEDROOM THREE
6'2" x 7'2" (1.88m x 2.18m)

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

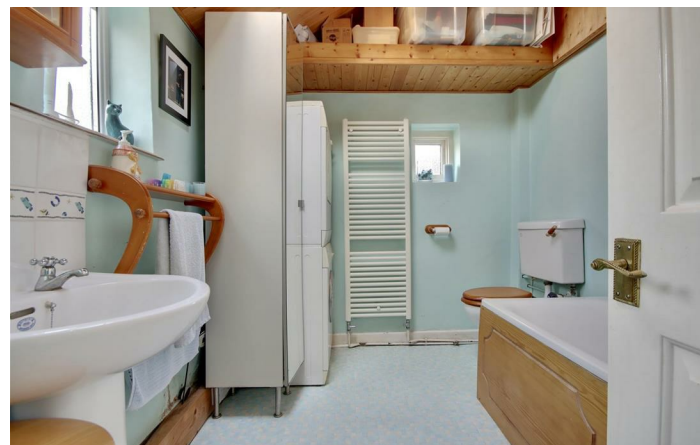
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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	80
(81-91) B	
(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



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