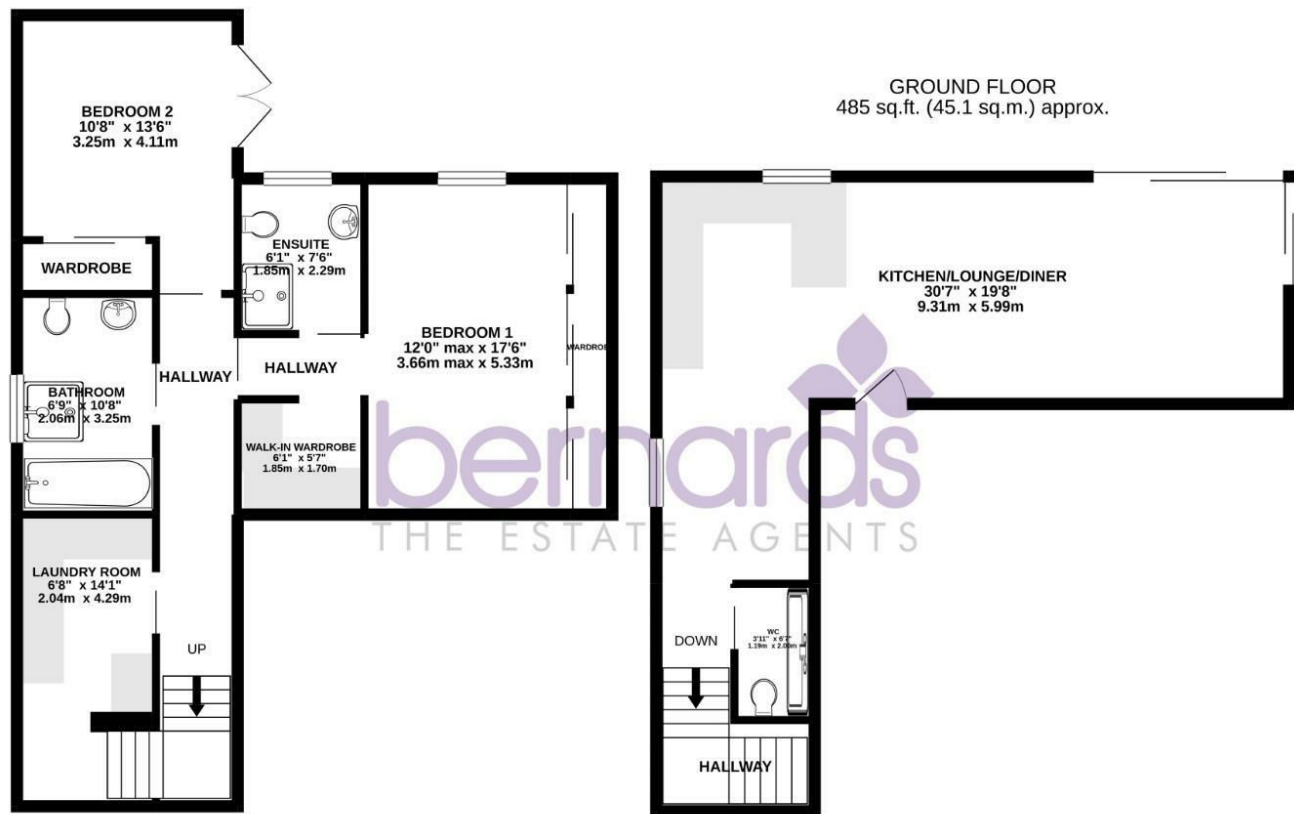
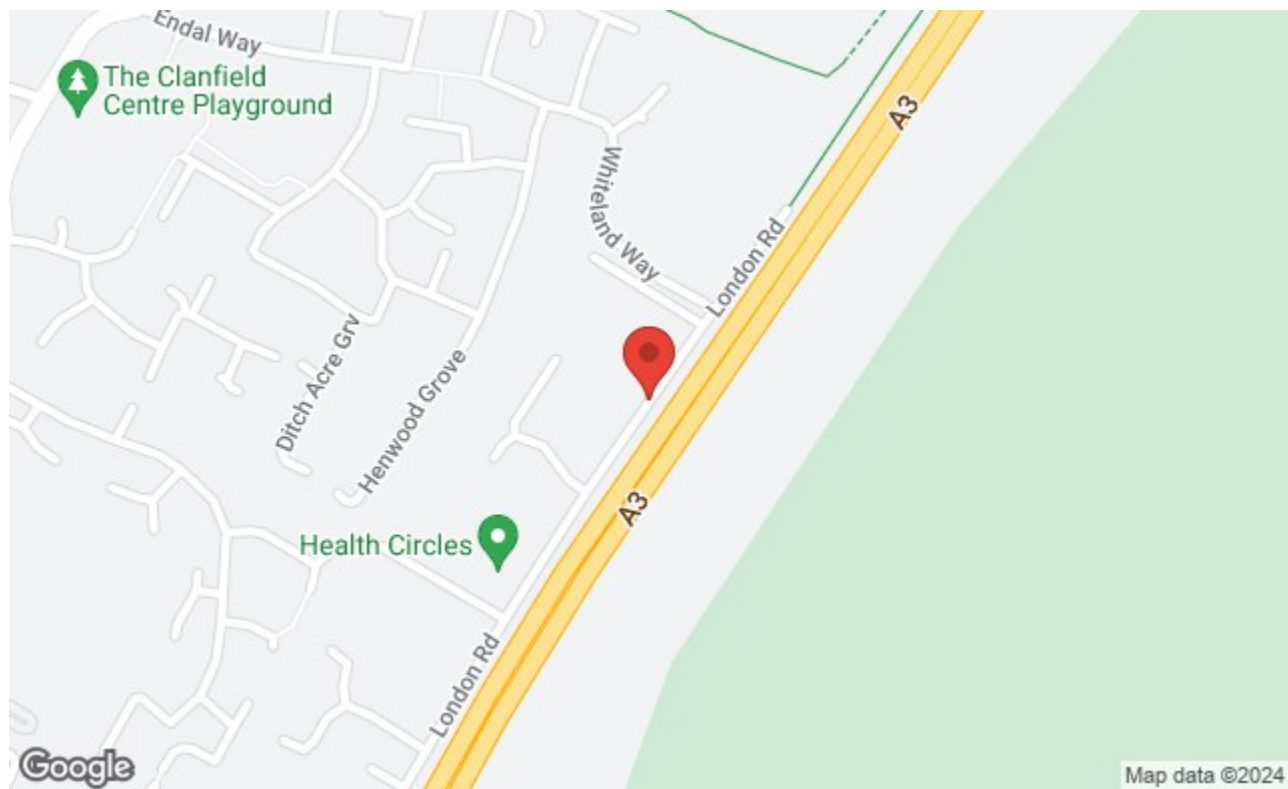


BASEMENT
698 sq.ft. (64.8 sq.m.) approx.



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Offers In Excess Of £375,000

London Road, Waterlooville PO8 0PJ



HIGHLIGHTS

- ❖ EXCEPTIONAL PROPERTY
- ❖ DETACHED
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ OFF ROAD PARKING
- ❖ CLANFIELD LOCATION
- ❖ ULTRA HIGH SPEC
- ❖ OPEN PLAN LIVING AREA
- ❖ LAUNDRY ROOM
- ❖ A MUST VIEW

We are thrilled to welcome to the sales market, this quite spectacular, detached property in the sought after location of Clanfield.

This bespoke property was built within the last 5 years, to the very highest specification, with every element of modern living taken into consideration.

The unassuming frontage leads to the rear of the property, where the scale of the property can be fully appreciated. The exterior of the property allows for a new owner to put their own stamp on the property, allowing it to truly become your own.

Upon entry to the property, the ground floor is comprised of a 30ft kitchen/diner, complete with feature lighting, integrated ceiling speaker and a dual aspect Juliette balcony with Electric LuxaFlex Blinds.. The kitchen area is top of the range, and

includes appliances such as, water softener, Neff appliance and a Quooker boiling water tap. Completing the ground floor is the stunning w.c, which can be likened to a hotel finish!

The property then has steps down to the basement level, where the rest of the properties accommodation can be found.

The basement level sees two double bedrooms, with the master having its own ensuite and walk in wardrobes. The property is completed by the laundry room and modern four-piece bathroom.

For extra piece of mind, the property also includes a cctv system with remote access, aluminium windows and guttering and video gate entry system.

The long list of property upgrades make this property the ultimate in modern living and hence must be seen to be appreciated!

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
30'7" x 19'8" (9.32m x 5.99m)

W.C
6'7" x 3'11" (2.01m x 1.19m)

BEDROOM ONE
17'6" x 12 max (5.33m x 3.66m max)

ENSUITE
6'1" x 7'6" (1.85m x 2.29m)

WALK IN WARDROBE
6' x 5'7" (1.83m x 1.70m)

BEDROOM TWO
10'8" x 13'6" (3.25m x 4.11m')

BATHROOM
10'8" x 6'9" (3.25m x 2.06m)

LAUNDRY ROOM
14'1" x 6'8" (4.29m x 2.03m)

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

COUNCIL TAX BAND D

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

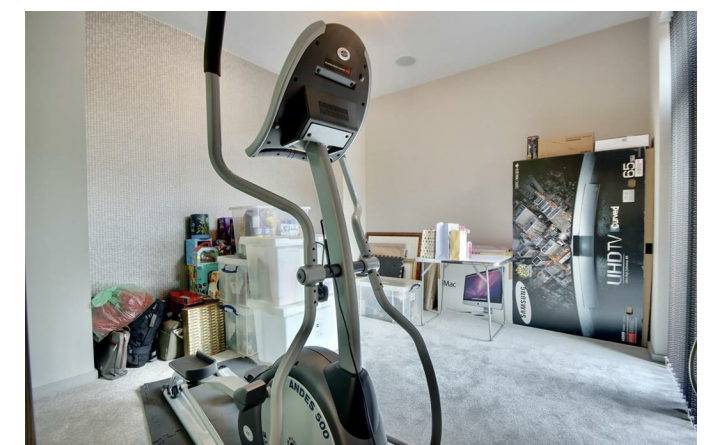
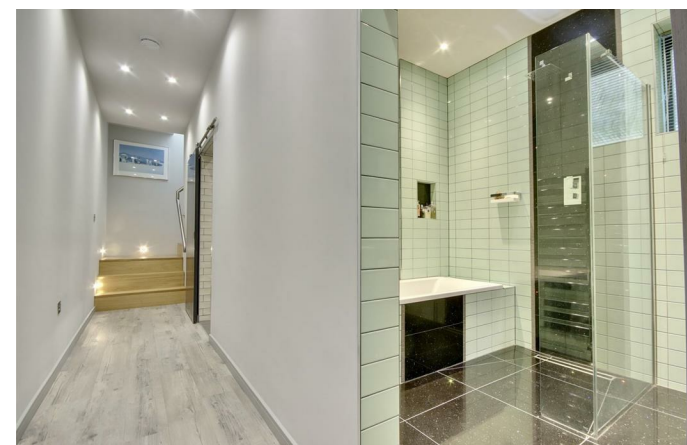
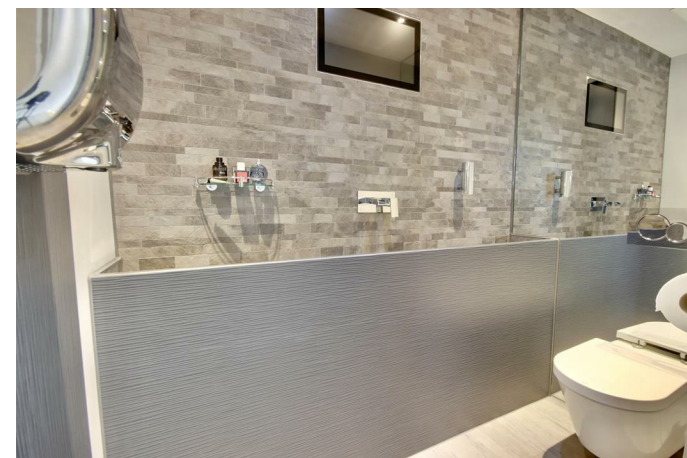
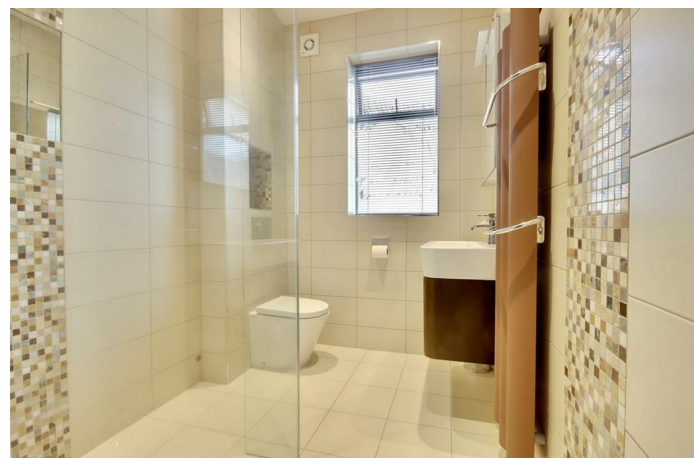
member of our sales team for further details and a quotation.

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.

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.



Energy Efficiency Rating	
Current	Potential
84	86

Very energy efficient - lower running costs
(82 plus) A
(69-81) B
(55-68) C
(39-54) D
(21-38) E
(1-20) F
(1-20) G
Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales



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