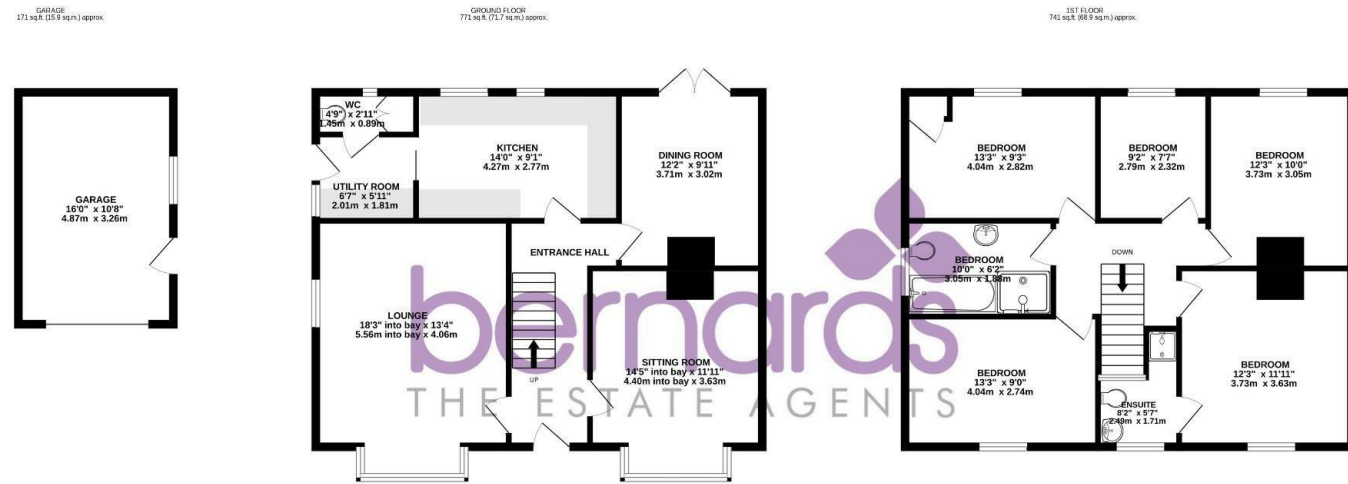




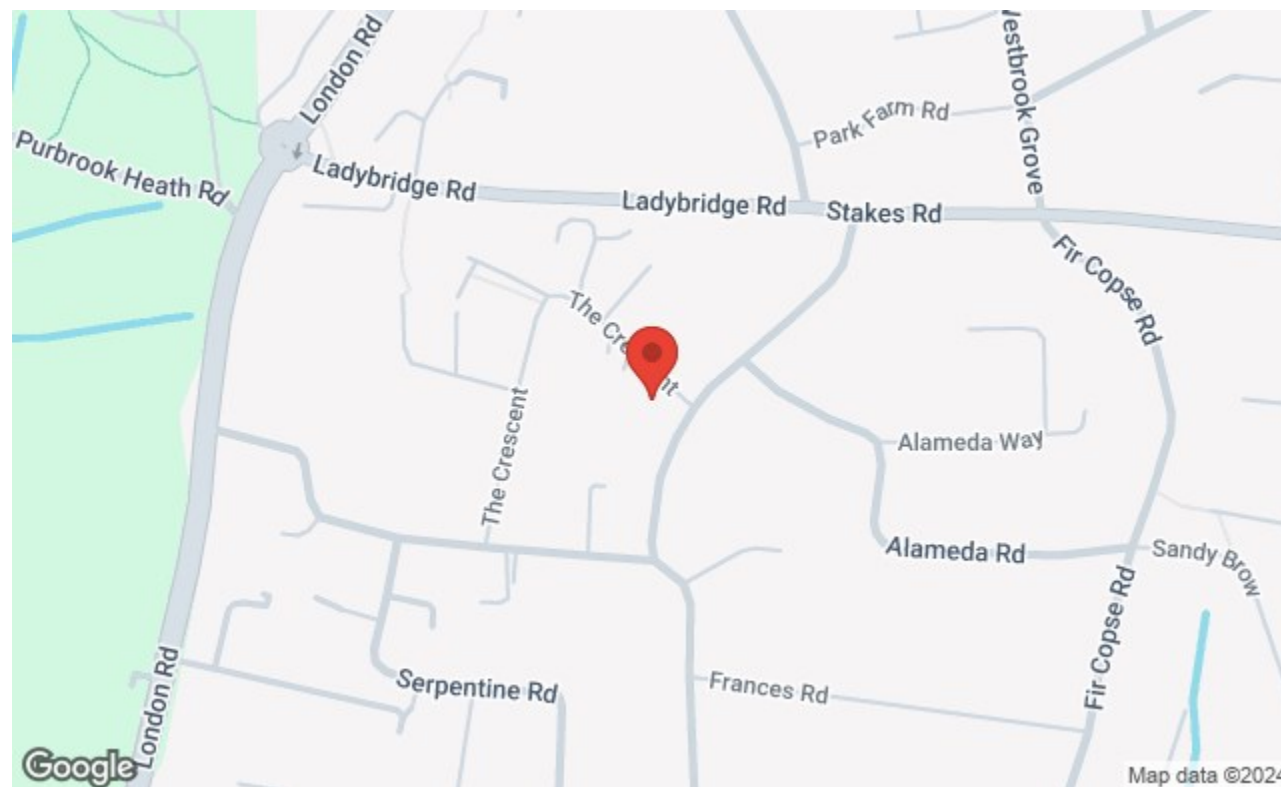
Offers In Excess Of £575,000

The Crescent, Waterlooville PO7 5EU



TOTAL FLOOR AREA: 1683 sq.ft. (156.4 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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HIGHLIGHTS

- ❖ FIVE BEDROOMS
- ❖ DETACHED
- ❖ SOUGHT AFTER LOCATION
- ❖ LARGE PLOT
- ❖ THREE RECEPTION ROOMS
- ❖ MODERN KITCHEN
- ❖ TWO BATHROOMS
- ❖ LARGE DRIVEWAY
- ❖ DETACHED GARAGE
- ❖ A MUST VIEW

We are excited to present to the market, this spacious detached home on a large plot, located within The crescent in Purbrook.

Upon approach to the property, you are greeted by its sheer scale and immaculate presentation. The property enjoys a large driveway with a garage and a large wrap around garden, culminating in a huge side lawn.

Upon entry via the porch, you are greeted a spacious entrance hall, which opens into all the ground

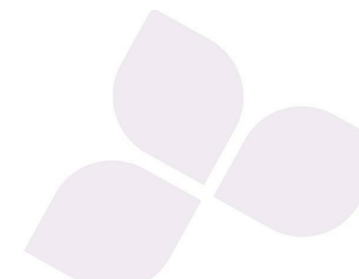
floor accommodation. Spread over 700 Sq Ft, the ground floor offers a very versatile layout, with three formal reception rooms, with the addition of modern kitchen, utility room and w.c.

The first floor sees five bedrooms, with the master enjoying a modern ensuite.

The home is completed by the modern four-piece bath room.

Combining its size and location, we strongly advise booking an early viewing to avoid disappointment.

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



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



PROPERTY INFORMATION

LOUNGE
13'4" x 18'3" into bay (4.06m x 5.56m into bay)

SITTING ROOM
11'11" x 14'5" (3.63m x 4.39m)

DINING ROOM
9'11" x 12'2" (3.02m x 3.71m)

KITCHEN
9'1" x 14' (2.77m x 4.27m)

UTILITY ROOM
5'11" x 6'7" (1.80m x 2.01m)

W.C
4'9" x 2'11" (1.45m x 0.89m)

BEDROOM ONE
11'11" x 12'3" (3.63m x 3.73m)

BEDROOM TWO
13'3" x 9'3" (4.04m x 2.82m)

ENSUITE
5'7" x 9'2" (1.70m x 2.79m)

BEDROOM THREE
13'3" x 9' (4.04m x 2.74m)

BEDROOM FOUR
12'3" x 10' (3.73m x 3.05m)

BEDROOM FIVE
7'7" x 9'2" (2.31m x 2.79m)

BATHROOM
6'2" x 10' (1.88m x 3.05m)

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 E

OFFER CHECK PROCEDURE -

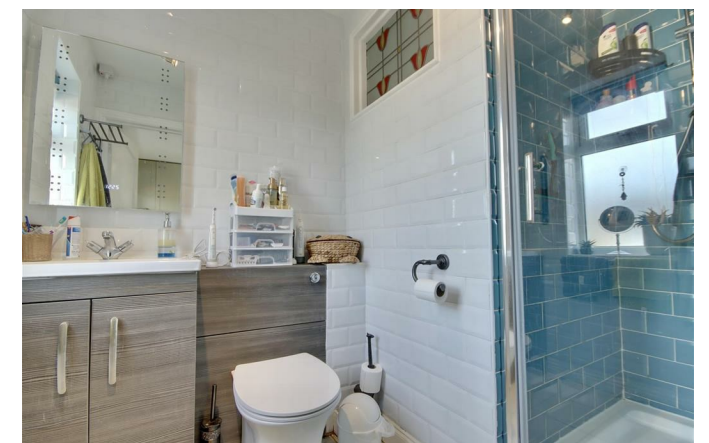
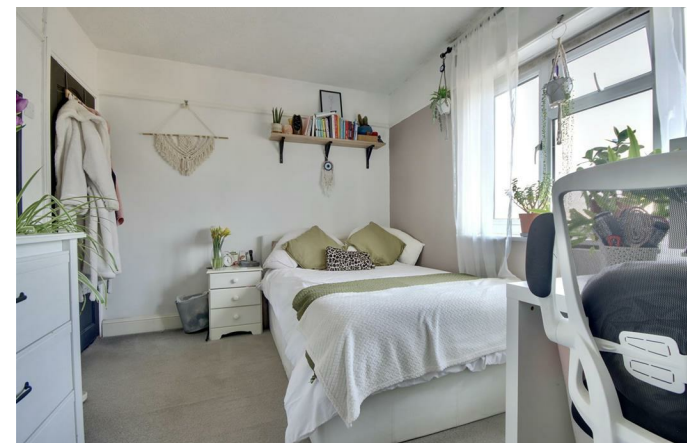
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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 plus) 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	
63	79
EU Directive 2002/91/EC	
England & Wales	



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