

GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.

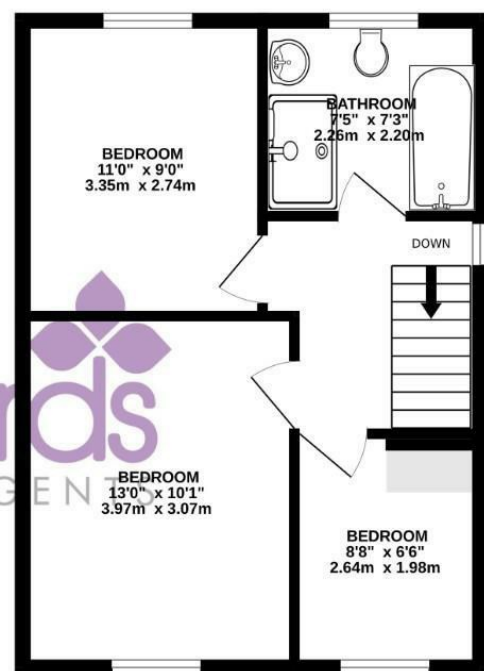
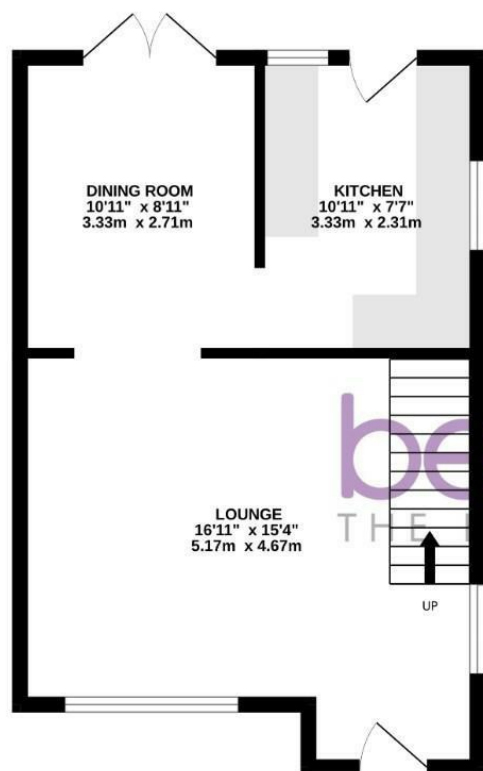
1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.

**FOR SALE**

Offers In Excess Of £375,000

Bulls Copse Lane, Waterlooville PO8 9RA

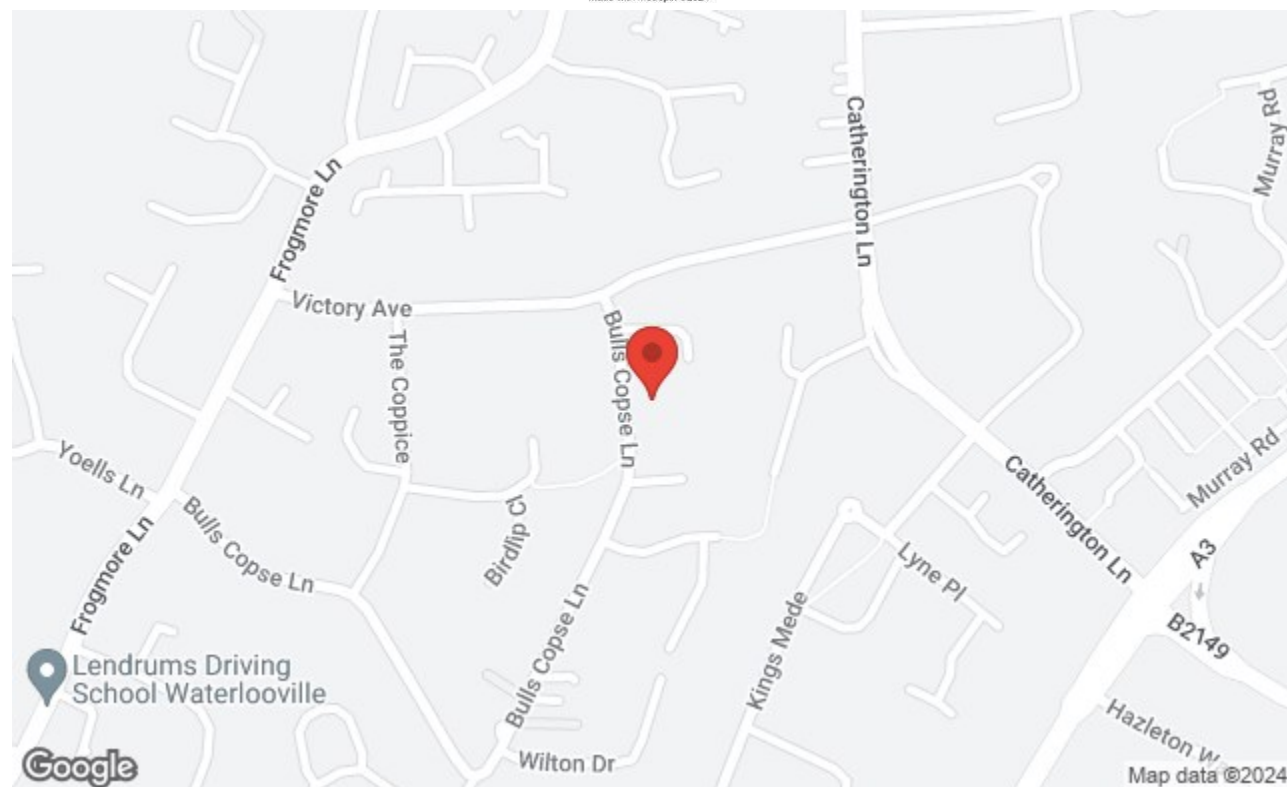
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TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.

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

- ❖ NO FORWARD CHAIN
- ❖ SEMI-DETACHED
- ❖ HORNDEAN LOCATION
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN KITCHEN
- ❖ FOUR PIECE BATHROOM
- ❖ SPACIOUS GARDEN
- ❖ THREE BEDROOMS

We are delighted to introduce to the sales market, this no forward chain immaculately presented three bedroom semi-detached home, on the highly sought after, Bulls Copse Lane, in Horndean.

This charming home has space in abundance across two floor and would make a great family home. Externally, the property has a spaious front lawn, and shared side driveway that accesses the garage.

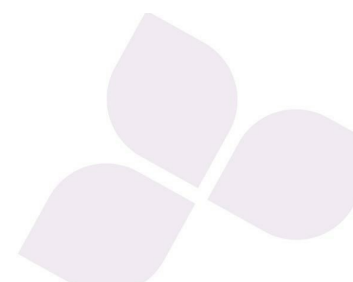
Upon entry to the home, you are greeted by a large lounge, which measures over 16ft and open into the second reception, ideally functioning

as a dining room, with patio doors that open onto the garden and access into the kitchen. The ground floor flows perfectly and is a great entertaining space. The rear garden is an excellent size, with a large patio and aritificial lawn, with side access to the front and into the garage.

Moving upstairs, the home has two large double bedrooms, and a single. The property is completed by the luxury for peice bathroom suite.

We strongly recommend booking a viewing on this wonderful family home.

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

16'11" x 15'4" max (5.16m x 4.67m max)

## DINING ROOM

8'11" x 10'11" (2.72m x 3.33m)

## KITCHEN

7'7" x 10'11" (2.31m x 3.33m)

## BEDROOM ONE

10'1" x 13' (3.07m x 3.96m)

## BEDROOM TWO

9' x 11' (2.74m x 3.35m)

## BEDROOM THREE

8'8" x 6'6" (2.64m x 1.98m)

## BATHROOM

7'3" x 7'5" (2.21m x 2.26m)

## 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	82
(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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