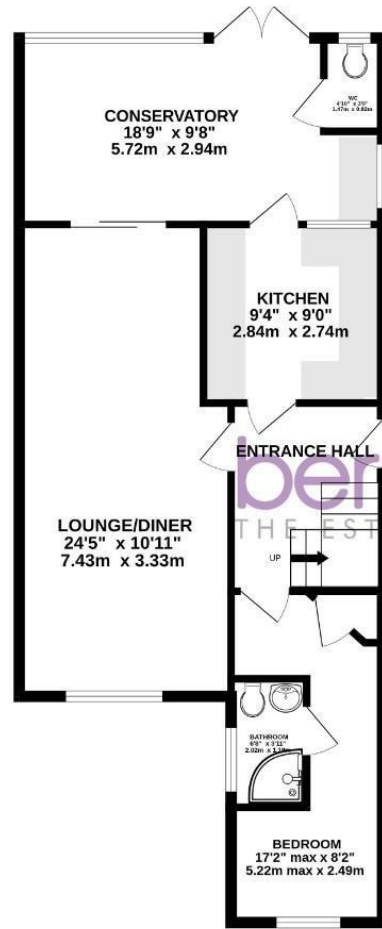
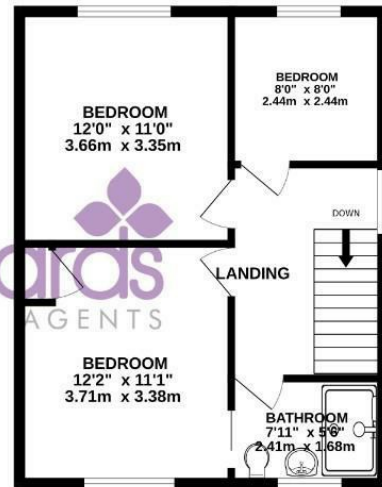


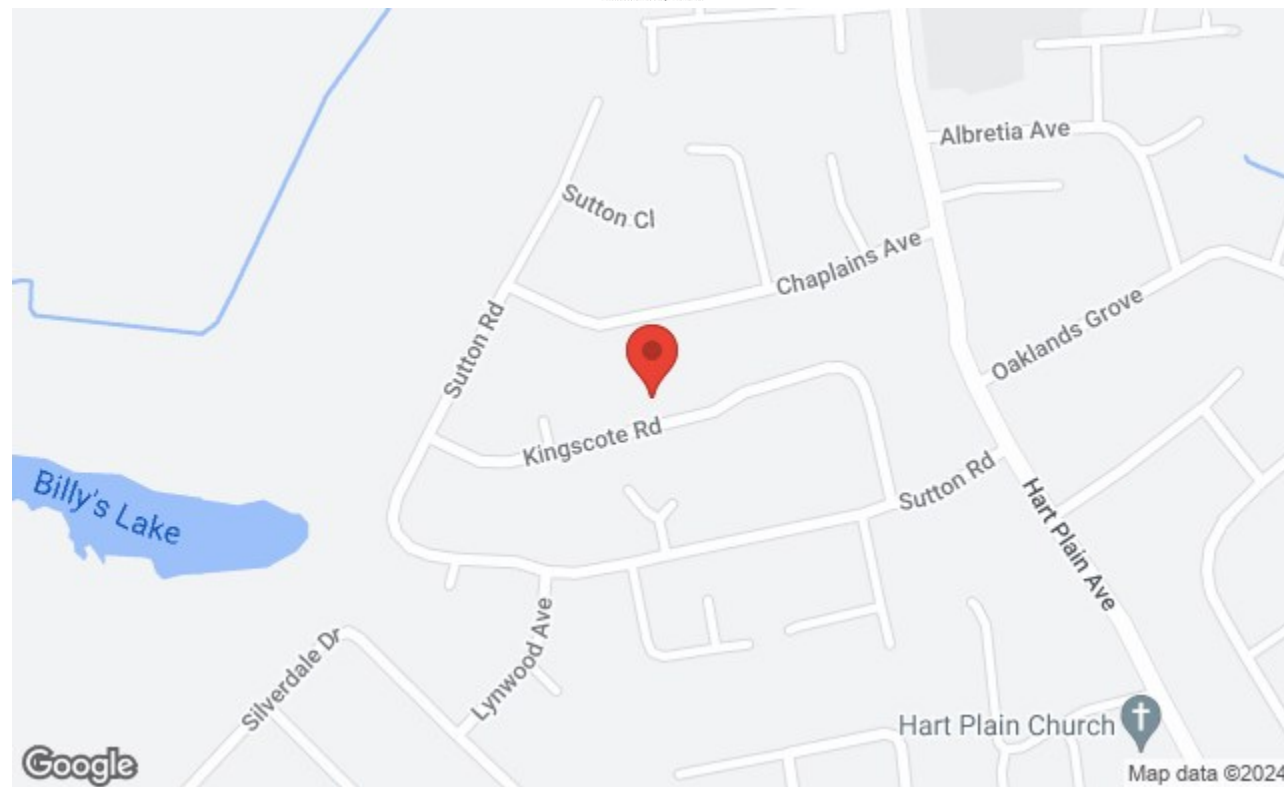
GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 sq.m.) approx.
While 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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Offers In Excess Of £350,000

Kingscote Road, Waterlooville PO8 8QD



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ SEMI-DETACHED
- ❖ 24FT LOUNGE/DINER
- ❖ CONSERVATORY
- ❖ TWO BATHROOMS
- ❖ SPACIOUS GARDEN
- ❖ LARGE DRIVEWAY
- ❖ SOUGHT AFTER LOCATION
- ❖ IDEAL FOR FAMILIES
- ❖ POTENTIAL TO MODERNISE

FOUR BEDROOM SEMI-DETACHED HOME

We are delighted to welcome to the sales this spacious four bedroom family home, situated within the highly sought after, Kingscote Road.

This spacious family home has a versatile layout and offers excellent scope for a family and potential for modernisation in areas.

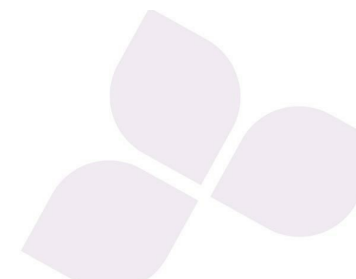
The ground floor is comprised of a large lounge/diner, which measures over 24ft in length, with access into

the conservatory. The kitchen is accessed from the entrance hall and has lots of natural light. The former garage has been converted in a fourth bedroom with ensuite, offering excellent practicality.

Moving upstairs, the home has three bedrooms and a bathroom, which is a jack-and-jill style, with access from the master and the landing.

The rear garden is a great family space, with a large lawn and multiple patio areas.

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
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PROPERTY INFORMATION

LOUNGE/DINER
10'11" x 24'5" (3.33m x 7.44m)

KITCHEN
9' x 9'4" (2.74m x 2.84m)

CONSERVATORY
18'9" x 9'8" (5.72m x 2.95m)

W.C
3' x 4'10" (0.91m x 1.47m)

BEDROOM
17'2" max x 8'2" (5.23m max x 2.49m)

ENSUITE
3'11" x 6'8" (1.19m x 2.03m)

BEDROOM
12'2" x 11'11" (3.71m x 3.63m)

BEDROOM
11' x 12' (3.35m x 3.66m)

BEDROOM
8' x 8' (2.44m x 2.44m)

BATHROOM
5'6" x 7'11" (1.68m x 2.41m)

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

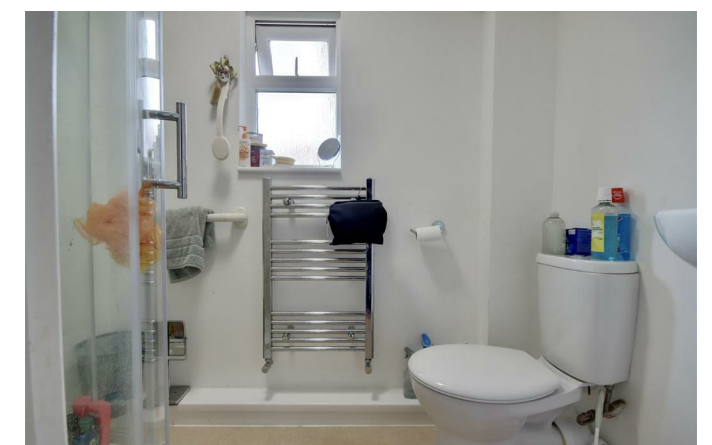
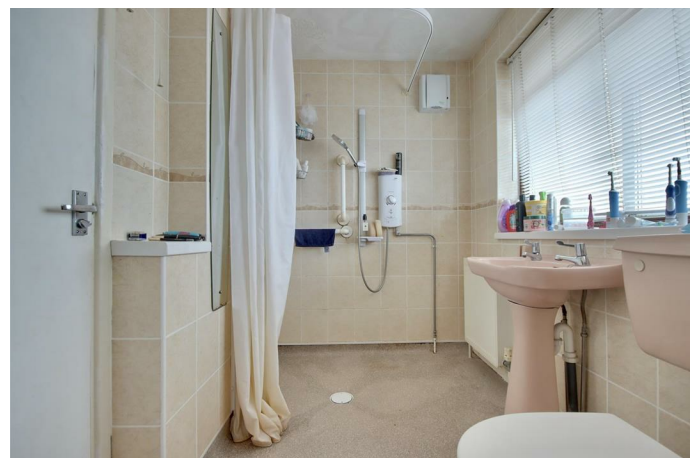
OFFER CHECK PROCEDURE - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank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

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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	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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