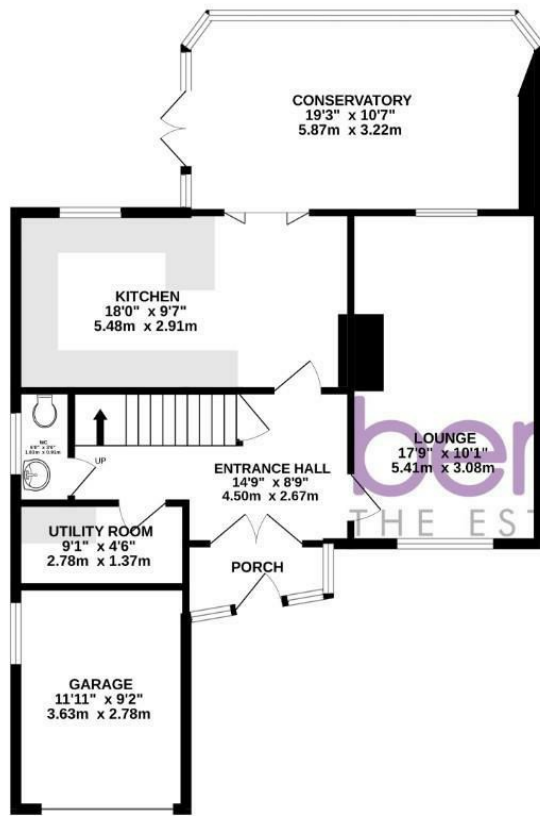
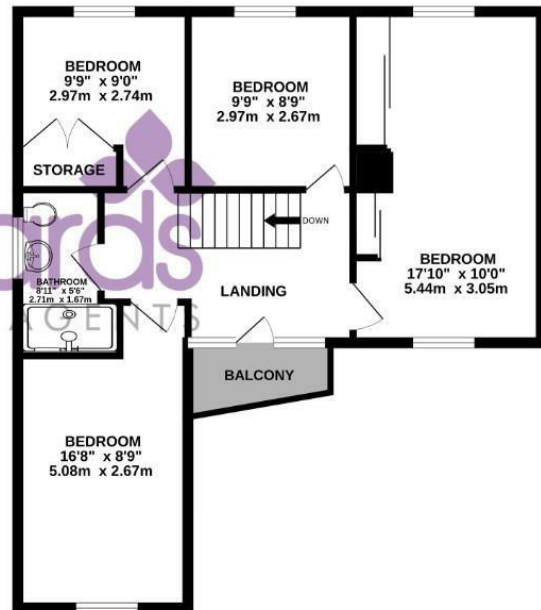


GROUND FLOOR
838 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.8 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 £425,000

Cheriton Close, Waterlooville PO8 9PG



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DETACHED
- ❖ TWO RECEPTION ROOMS
- ❖ CUL-DE-SAC
- ❖ UTILITY ROOM
- ❖ GARAGE AND PARKING
- ❖ SOUGHT AFTER LOCATION
- ❖ MODERN KITCHEN
- ❖ GREAT FAMILY HOME
- ❖ MUST VIEW

FOUR BEDROOM DETACHED HOUSE IN CUL-DE-SAC

We are delighted to bring to the sales market this spacious four bedroom family home in the highly sought after area of Horndean.

Externally this property boasts off road parking for up to three cars, along with a garage.

Moving inside, you have a large conservatory at the back of the house which has had a new roof and the owners now use this as the main living space of the home. Also and additional reception room to use as a

dining room or perhaps a playroom.

The ground floor also offers a utility room and downstairs W.C.

Moving upstairs, you have three double bedrooms and a single.

Completing the property is the fitted bathroom

We strongly advise a viewing on this spacious, well presented property, it would make a wonderful family home, twinning its location, plot and size. we don't anticipate it being available for very long.

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
17'8" x 10'1" (5.41 x 3.08)

CONSERVATORY
19'3" x 10'6" (5.87 x 3.22)

KITCHEN
17'11" x 9'6" (5.48 x 2.91)

UTILITY ROOM
9'1" x 4'5" (2.78 x 1.37)

BEDROOM ONE
17'10" x 10'0" (5.44 x 3.05)

BEDROOM TWO
16'7" x 8'9" (5.08 x 2.67)

BEDROOM THREE
9'8" x 8'11" (2.97 x 2.74)

BEDROOM FOUR
9'8" x 8'9" (2.97 x 2.67)

BATHROOM
8'10" x 5'5" (2.71 x 1.67)

COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : D

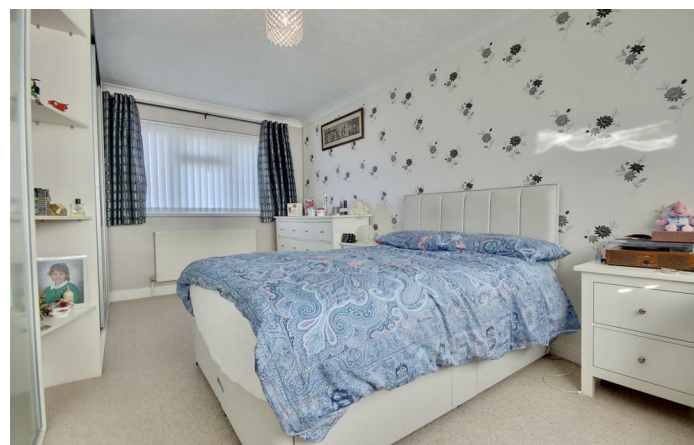
SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing

so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.



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	
49	72
EU Directive 2002/91/EC	
England & Wales	



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