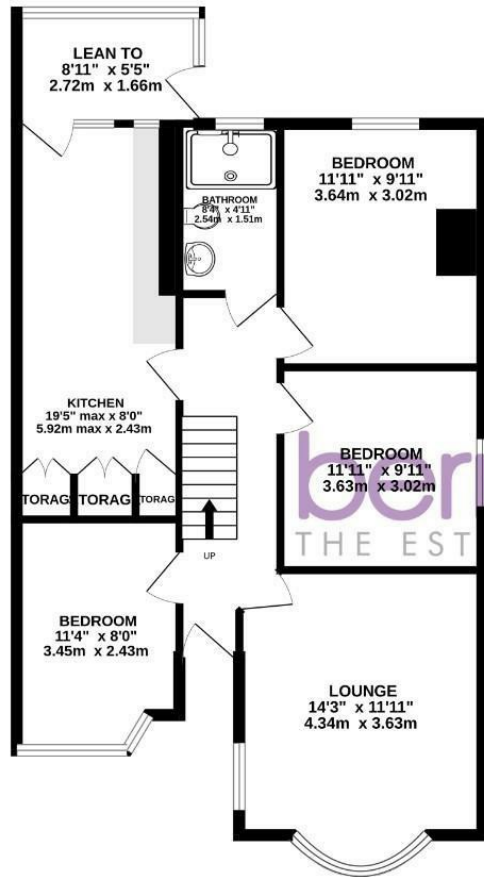


GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 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.  
Made with Metropix ©2024



Offers In Excess Of £325,000

The Dale, Waterlooville PO7 5JB



## HIGHLIGHTS

- ❖ SEMI-DETACHED
- ❖ CHALET
- ❖ FOUR/FIVE BEDROOMS
- ❖ POTENTIAL TO MODERNISE
- ❖ REQUESTED LOCATION
- ❖ GARAGE TO THE REAR
- ❖ MODERN BATHROOM
- ❖ NO FORWARD CHAIN
- ❖ VERSATILE LAYOUT
- ❖ A MUST VIEW

Welcome to this charming property located in The Dale, Waterlooville. This delightful chalet-style semi-detached home offers a perfect blend of size and potential for modernisation with a versatile layout, offering a multitude of configurations, ideal for a family

Upon entering, you are greeted by two spacious reception rooms, providing ample space for entertaining guests. The property boasts four well-appointed bedrooms across an upper and lower floor, offering plenty of room for a growing family or accommodating guests, with scope (STPP) to extend on both floors.

The ground floor is completed by a modern bathroom accessed off the entrance hall. Additionally, the property features a garage in a block to the rear.

Nestled in a desirable location, this property offers a peaceful retreat from the hustle and bustle of everyday life. The Dale is known for its being one of the most sought after Waterlooville locations, along with friendly community feel, making it an ideal place to call home.

Don't miss out on the opportunity to make this lovely property your own. Book a viewing today and envision the endless possibilities that await you in this wonderful 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**  
11'11" x 14'3" into bay (3.63m x 4.34m into bay)

**SECOND RECEPTION/BEDROOM FIVE**  
8' x 11'4" into bay (2.44m x 3.45m into bay)

**KITCHEN**  
8' x 19'5" max (2.44m x 5.92m max)

**LEAN-TO**  
8'11" x 5'5" (2.72m x 1.65m)

**BATHROOM**  
4'11" x 8'4" (1.50m x 2.54m)

**BEDROOM ONE**  
11'8" max x 11'3" (3.56m max x 3.43m)

**DRESSING AREA**  
9'11" x 7' (3.02m x 2.13m)

**BEDROOM TWO**  
11'10" x 18'7" (3.61m x 5.66m)

**BEDROOM THREE**  
11'11" x 9'11" (3.63m x 3.02m)

**BEDROOM FOUR**  
11'11" x 9'11" (3.63m x 3.02m)

**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 D**

**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) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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

