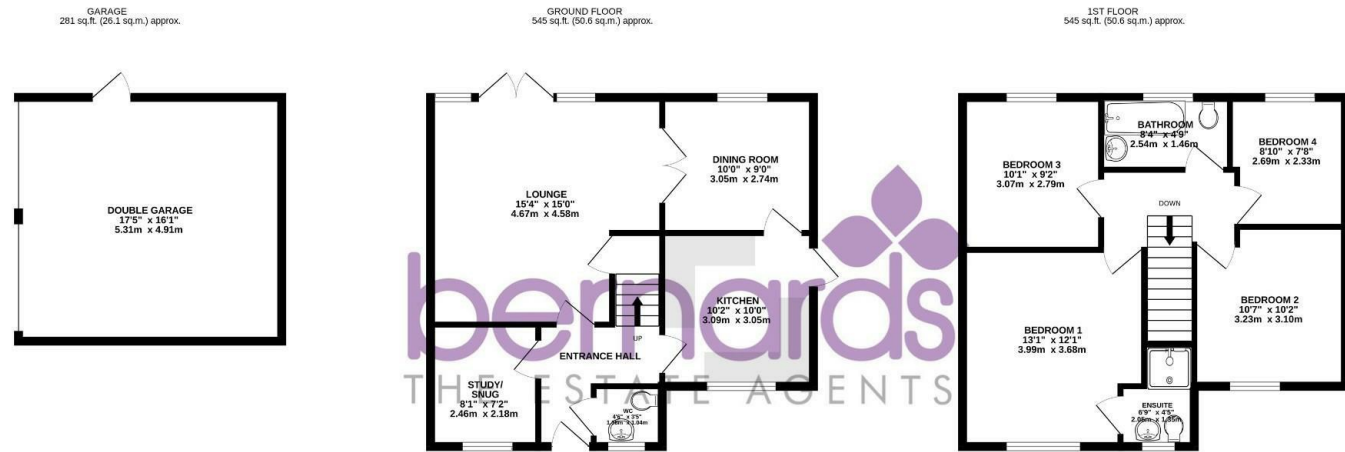


FOR SALE

Offers In Excess Of £525,000

Godwin Crescent, Waterlooville PO8 0YA

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1370 sq.ft. (127.3 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



4 2 2

HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED
- CLANFIELD LOCATION
- CUL-DE-SAC
- OVERLOOKING FIELDS
- DOUBLE GARAGE
- TWO RECEPTION ROOMS
- LANDSCAPED GARDEN
- STUDY/SNUG
- PERFECT FAMILY HOME

\*\*\*BEAUTIFUL DETACHED PROPERTY IN CLANFIELD\*\*

We are delighted to introduce to the sales market this beautifully presented four bedroom detached property located in the corner of a highly sought after cul-de-sac in Clanfield.

The property's front exterior is set back from the main road and is an excellent size, providing off road parking for multiple cars and access to the garage.

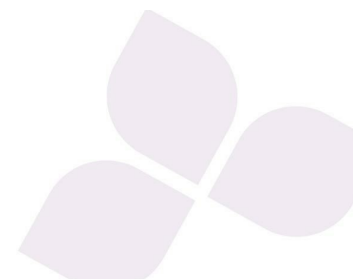
The ground floor consists of a large reception lounge with double doors that open into the dining room. The modern kitchen is finished to a beautiful standard,

with ample natural light and side access. Completing the ground floor is the study and modern w.c.

On the first floor you have four bedrooms, all of which are flooded with natural light, with the master including a modern ensuite .Completing the first floor is the three-piece bathroom.

The garden is an excellent space having been beautifully landscaped for a large family and is laid to lawn with block paved patio and large pergola. The garden is a perfect retreat, with wrap around views of adjoining farmers fields.

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**  
15' x 15'4" (4.57m x 4.67m)
- DINING ROOM**  
10' x 9' (3.05m x 2.74m)
- KITCHEN**  
10' x 10'2" (3.05m x 3.10m)
- STUDY/SNUG**  
8'1 x 7'2" (2.46m x 2.18m)
- W.C**  
3'5" x 4'6" (1.04m x 1.37m)
- BEDROOM ONE**  
12'1" x 13'1" (3.68m x 3.99m)
- ENSUITE**  
4'5" x 6'9" (1.35m x 2.06m)
- BEDROOM TWO**  
10'2" x 10'7" (3.10m x 3.23m)
- BEDROOM THREE**  
10'1" x 9'2" (3.07m x 2.79m)
- BEDROOM FOUR**  
7'8" x 8'10" (2.34m x 2.69m)
- BATHROOM**  
8'4" x 4'9" (2.54m x 1.45m)
- GARAGE**  
16'1" x 17'5" (4.90m x 5.31m)

**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

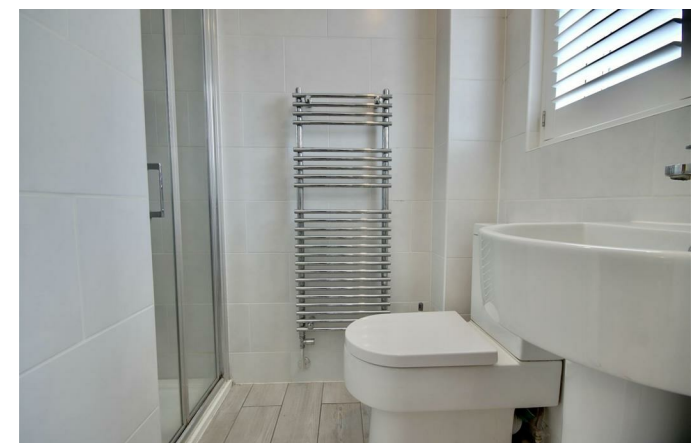
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We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange 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
70	82

Very energy efficient - lower running costs  
(82-91) A  
(69-81) B  
(55-68) C  
(39-54) D  
(21-38) E  
(1-20) F  
(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England & Wales



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