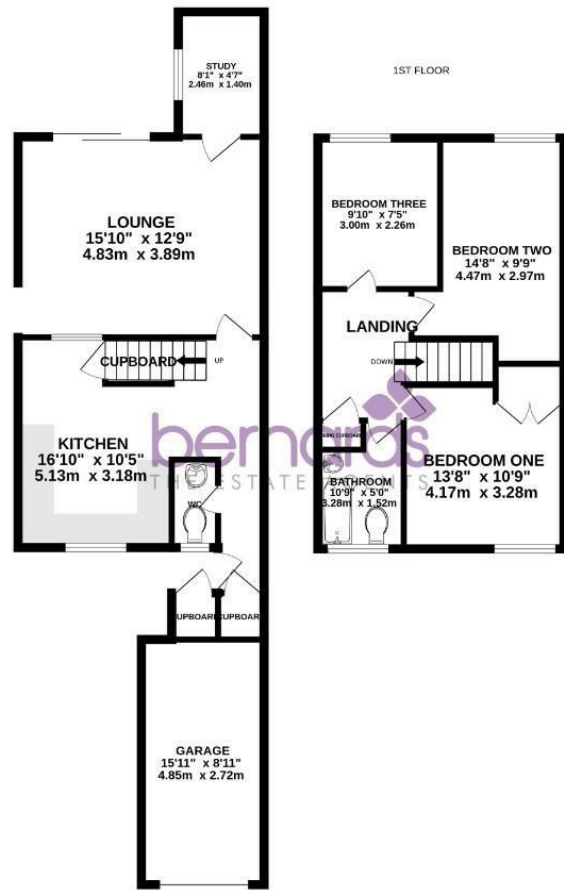


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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 for 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, Waterloo, Hants, PO7 7EX  
t: 02392 232 888



Offers In Excess Of £230,000

Fulmer Walk, Waterloo, PO8 9UP



## HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ END-OF-TERRACE
- ❖ POTENTIAL FOR MODERNISATION
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ NO FORWARD CHAIN
- ❖ REAR GARDEN
- ❖ STUDY
- ❖ GROUND FLOOR W.C

**\*\* POTENTIAL FOR MODERNISATION\*\* OFF ROAD PARKING & GARAGE \*\***

We are thrilled to welcome to the sales market, this spacious three bedroom house located within the quiet residential close of Fulmer Walk.

Internally, the property boasts a generous amount of living space, with a large kitchen, lounge, study and w.c completing the downstairs area.

Moving to the first floor, the property has three good sized bedrooms and the family bathroom.

**\*\* VIEWINGS RECOMMENDED \*\***

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



# PROPERTY INFORMATION

**KITCHEN**  
16'10" x 10'5" (5.13m x 3.18m)

**W.C**  
2'10" x 5'9" (0.86m x 1.75m)

**LOUNGE**  
15'10" x 12'9" (4.83m x 3.89m)

**STUDY**  
4'7" x 8'1" (1.40m x 2.46m)

**BEDROOM ONE**  
13'8" x 12'9" (4.17m x 3.89m)

**BEDROOM TWO**  
9'9" x 14'8" max (2.97m x 4.47m max)

**BEDROOM THREE**  
7'5" x 9'10" (2.26m x 3.00m)

**BATHROOM**  
10'9" x 5' (3.28m x 1.52m)

**GARAGE**  
8'11" x 15'11" (2.72m x 4.85m)

## 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!

**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>	87
(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



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