

Guide Price £500,000

The Dale, Waterlooville PO7 5JH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED
- ❖ THE DALE
- ❖ HUGE EXTENDED
- ❖ POTENTIAL FOR FURTHER MODERNISATION
- ❖ GARAGE AND DRIVEWAY
- ❖ IDEAL FOR FAMILIES
- ❖ GREAT LOCATION
- ❖ STUNNING KITCHEN

We are delighted to welcome to the market this spacious and modern, three bedroom semi-detached property in the heart of the highly sought after location of The Dale, Widley

This wonderful property has space in abundance across two floors and would make a wonderful home for a large family.

Externally, this property has a spacious driveway along with a garage.

The property has undergone an exceptional extension and to the rear, creating a luxury kitchen/dining space with over 26ft of entertaining space, with two sets of bi-folding doors that open onto the large rear garden. There is further scope

for modernisation in the home, allowing a new owner to complete the full renovation and put their own mark on their forever home

The ground floor continues with two reception spaces and a shower room, which is currently undergoing the final stages of refurbishment.

Moving to the first floor, the home has three bedrooms and a family bathroom

Situated on one of Waterlooville's premium roads, this home is a fantastic proposition for a new owner, having the major renovations complete, including a large extension and with the few remaining renovations to carry out this home offers a great prospect for a new owner.

Call today to arrange a viewing

02392 232 888

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## RECEPTION ONE

12'4" x 13'8" into bay  
(3.76m x 4.17m into bay)

## RECEPTION TWO/STUDY

10'9" x 11'10" (3.28m x 3.61m)

## KITCHEN/DINER

26'6" x 20'8" (8.08m x 6.30m)

## SHOWER ROOM

10'11" x 6'4" (3.33m x 1.93m)

## BEDROOM ONE

12'4" x 14'3" into bay  
(3.76m x 4.34m into bay)

## BEDROOM TWO

10'8" x 12' (3.25m x 3.66m)

## BEDROOM THREE

8'10" x 7'7" (2.69m x 2.31m)

## BATHROOM

6'4" x 5'10" (1.93m x 1.78m)

## GARAGE

9'3" x 11'1" (2.82m x 3.38m)

## 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

## Council Tax Band D

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			
		66	83
England & Wales		EU Directive 2002/91/EC	

## 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

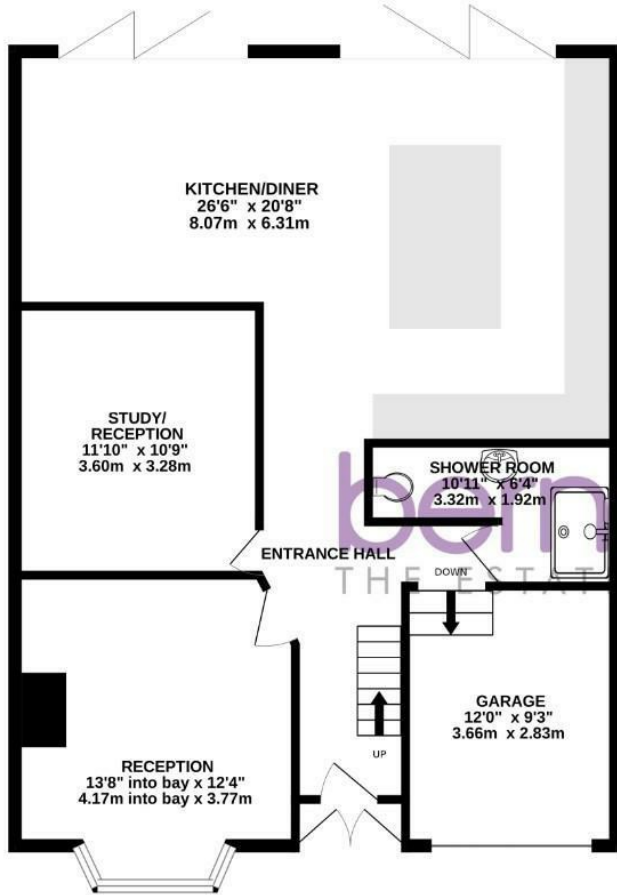
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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.



GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.

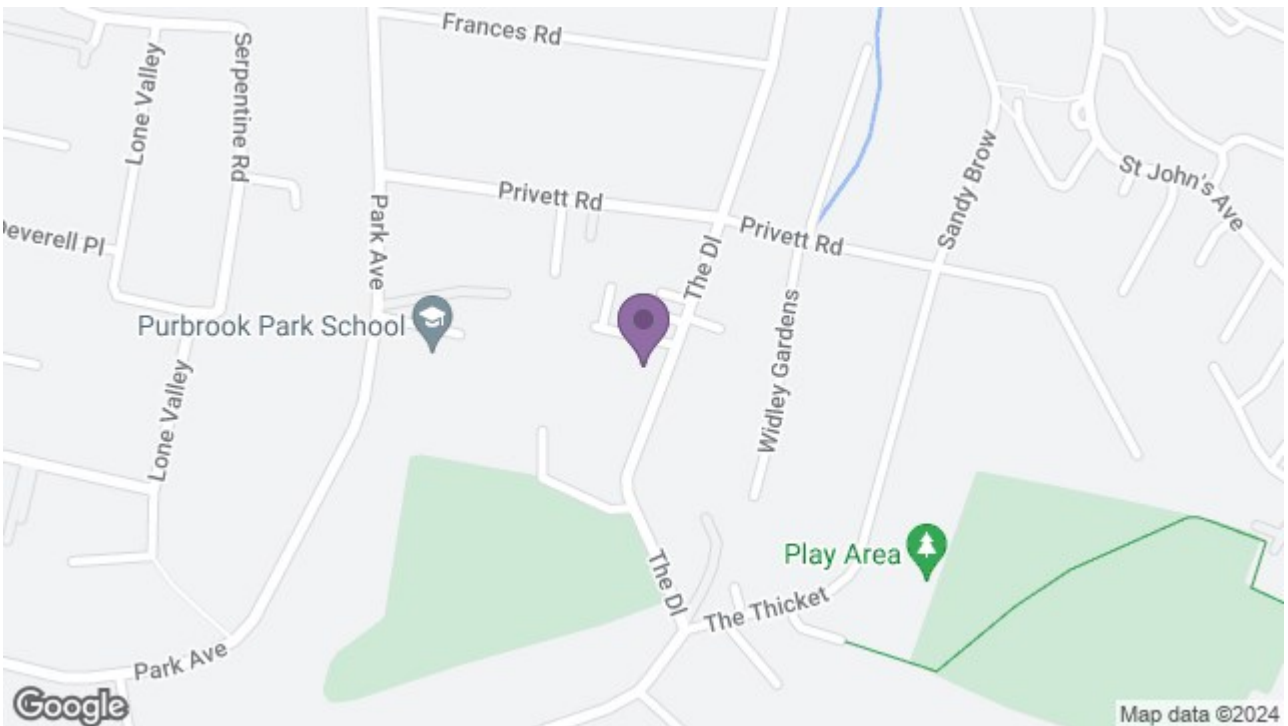


1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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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