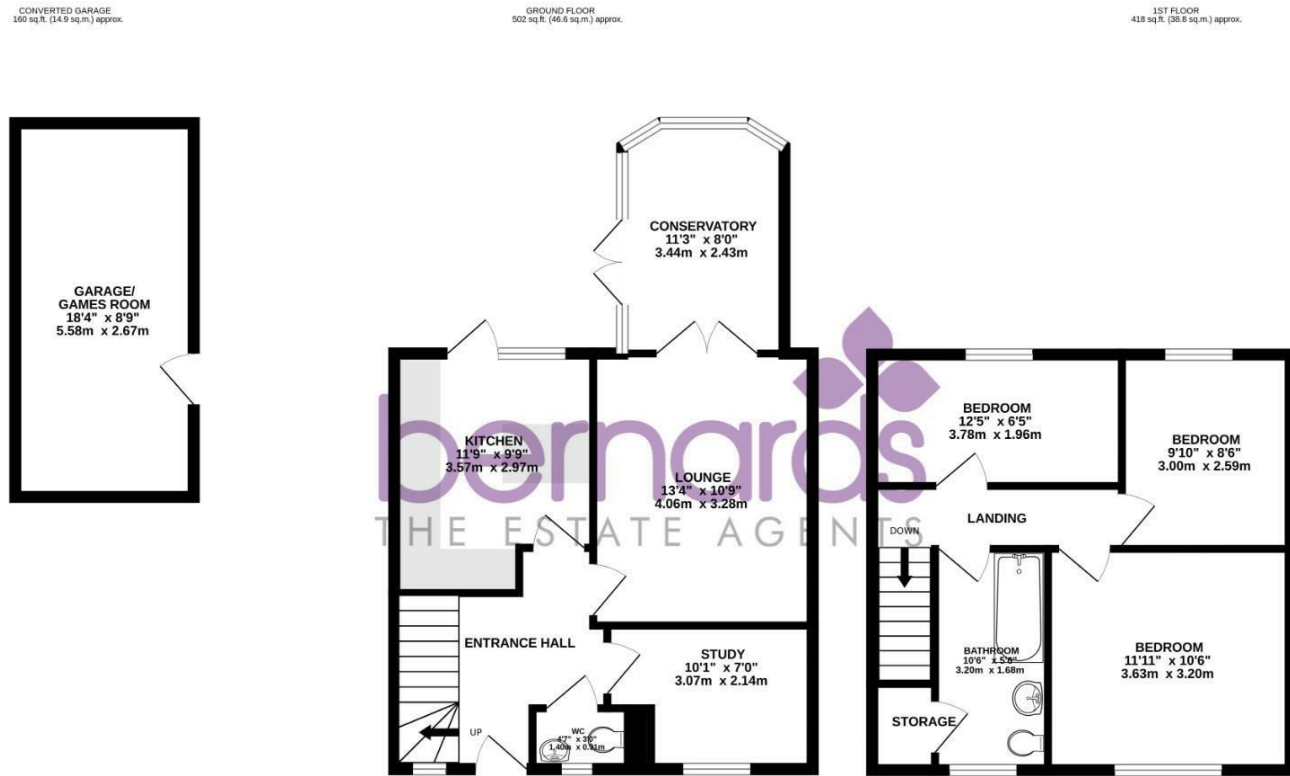


FOR SALE

Offers In Excess Of £400,000

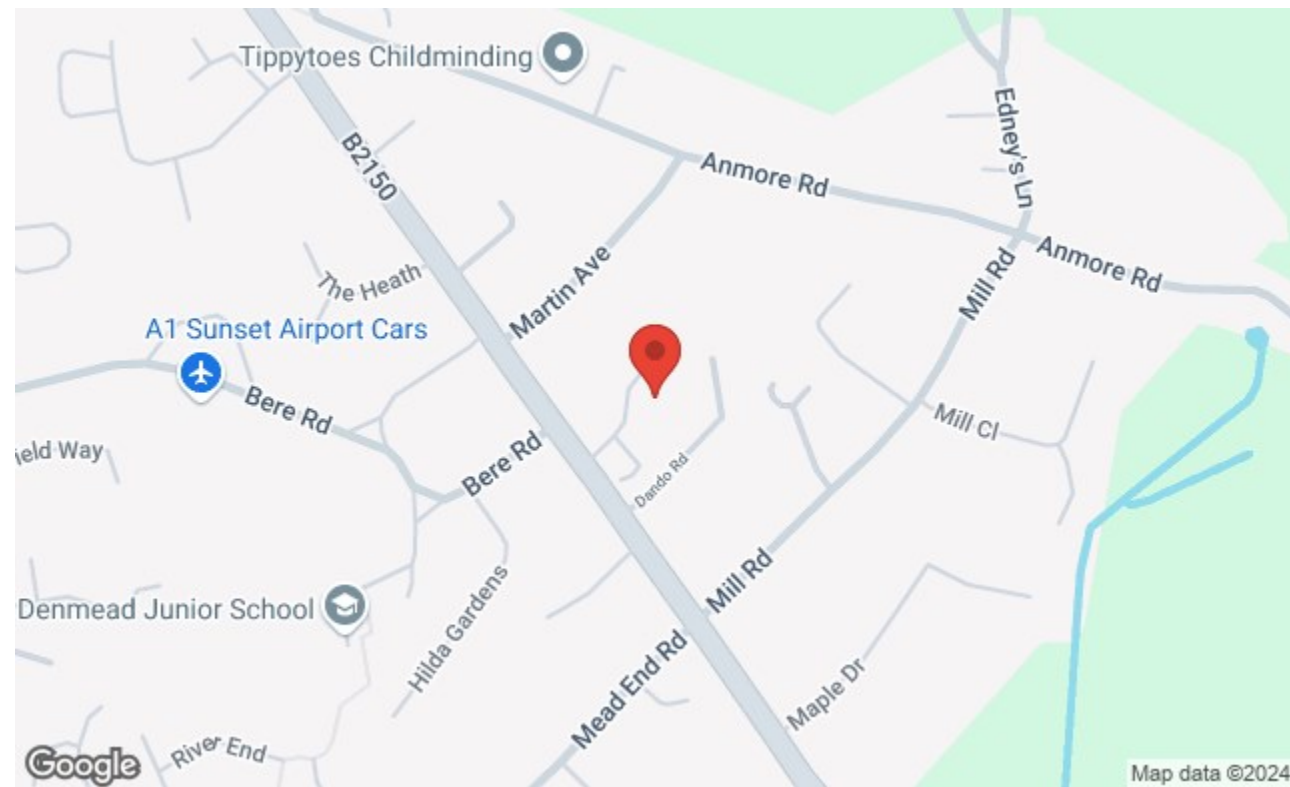
Geranium Gardens, Waterlooville PO7 6FN

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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



3 bedrooms, 1 bathroom, 2 reception rooms

HIGHLIGHTS

- ❖ DETACHED
- ❖ THREE DOUBLE BEDROOMS
- ❖ NEW ESTATE
- ❖ PRIVATE CUL-DE-SAC
- ❖ TANDEM DRIVEWAY
- ❖ GARAGE
- ❖ STUDY
- ❖ CONSERVATORY
- ❖ IDEAL FOR FAMILIES
- ❖ A MUST VIEW

Welcome to Geranium Gardens, Denmead, Waterlooville - a charming location for this modern detached house! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's ample space for a growing family or for those who enjoy having a guest room or a home office.

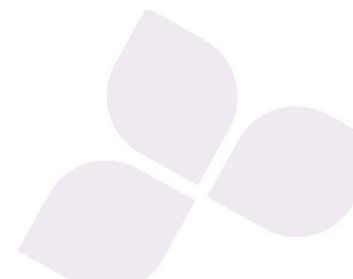
The property features a modern bathroom, ensuring your comfort and convenience. Parking is a breeze with space for three vehicles on the tandem driveway, making it ideal for families with multiple cars or visitors. The converted garage offers versatility -

whether you need extra storage space, a home gym, or a hobby room, the possibilities are endless.

One of the highlights of this lovely home is the conservatory, where you can enjoy the beauty of your garden all year round. Imagine sipping your morning coffee or curling up with a good book in this tranquil space.

Don't miss the opportunity to make this delightful property in Geranium Gardens your new home. Book a viewing today and experience the comfort and convenience this home has to offer!

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

ENTRANCE HALL
10'5" x 10'9" (3.18m x 3.28m)

STUDY
10'1" x 7' (3.07m x 2.13m)

W.C
4'7" x 3' (1.40m x 0.91m)

LOUNGE
10'9" x 13'4" (3.28m x 4.06m)

KITCHEN
9'9" x 11'9" (2.97m x 3.58m)

CONSERVATORY
11'3" x 8' (3.43m x 2.44m)

BEDROOM ONE
11'11" x 10'6" (3.63m x 3.20m)

BEDROOM TWO
12'5" x 6'5" (3.78m x 1.96m)

BEDROOM THREE
8'6" x 9'10" (2.59m x 3.00m)

BATHROOM
5'6" x 10'6" (1.68m x 3.20m)

CONVERTED GARAGE/GAMES ROOM
18'4" x 8'9" (5.59m x 2.67m)

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

OFFER CHECK PROCEDURE -

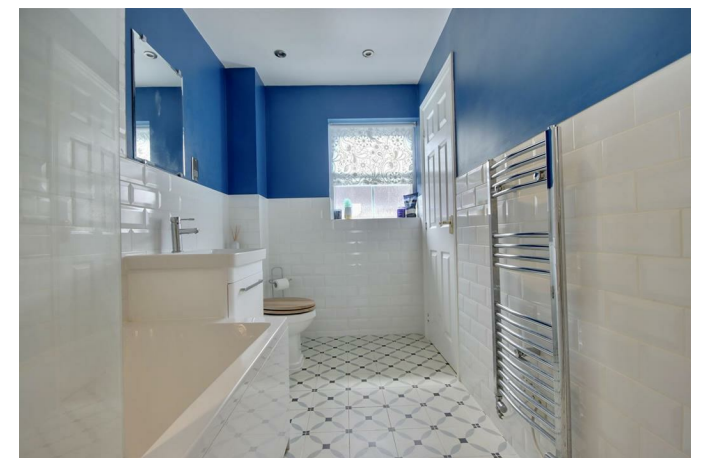
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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