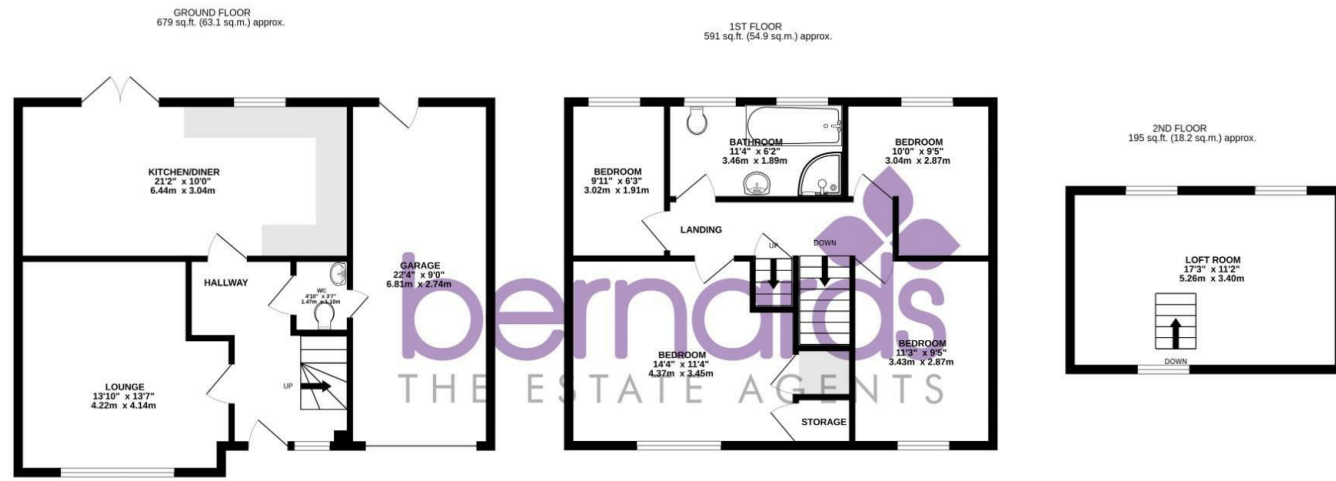




Offers In Excess Of £425,000

Gitsham Gardens, Waterlooville PO7 5EH



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DETACHED
- ❖ DRIVEWAY
- ❖ 22FT INTEGRAL GARAGE
- ❖ SPACIOUS LOUNGE
- ❖ MODERN KITCHEN/DINER
- ❖ LOFT ROOM
- ❖ IMMACULATE REAR GARDEN
- ❖ CUL-DE-SAC LOCATION
- ❖ A MUST VIEW

We are delighted to welcome to the sales market, this large four bedroom detached property on Gitsham Gardens a sought after cul-de-sac in Waterlooville.

This large property enjoys a great frontage, which has off road parking and access into the garage. There is also the added bonus of side access into the garden.

Entering the property via the front door you are greeted by a large entrance hall, which is a great welcome into the home.

The ground floor is comprised of a large lounge, which is flooded with light from the large window. The ground floor is continued by the 21ft kitchen/diner, which is perfect for entertaining with double doors that open

into the garden.

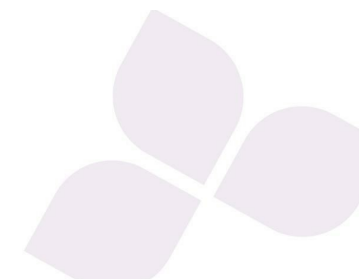
The rear garden is very well presented, with a spacious lawn and a large patio area, along with access into the garage and to the side of the property.

Moving back into the property and to the first floor, there are four, well appointed bedrooms, giving ample space for a family. The first floor is completed by the four piece family bathroom.

The landing also sees a ladder staircase that leads up into the large loft room.

This charming property must be seen to fully appreciate the size and location on 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

LOUNGE
13'10" x 13'7" (4.22m x 4.14m)

KITCHEN/DINER
21'2" x 10' (6.45m x 3.05m)

W.C
4'10" x 3'7" (1.47m x 1.09m)

BEDROOM ONE
14'4" x 11'4" (4.37m x 3.45m)

BEDROOM TWO
11'3" x 9'5" (3.43m x 2.87m)

BEDROOM THREE
9'5" x 10' (2.87m x 3.05m)

BEDROOM FOUR
6'3" x 9'11" (1.91m x 3.02m)

BATHROOM
11'4" x 6'2" (3.45m x 1.88m)

LOFT ROOM
11'2" x 17'3" (3.40m x 5.26m)

GARAGE
22'4" x 9' (6.81m x 2.74m)

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) 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			
EU Directive 2002/91/EC		70	80
England & Wales			



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