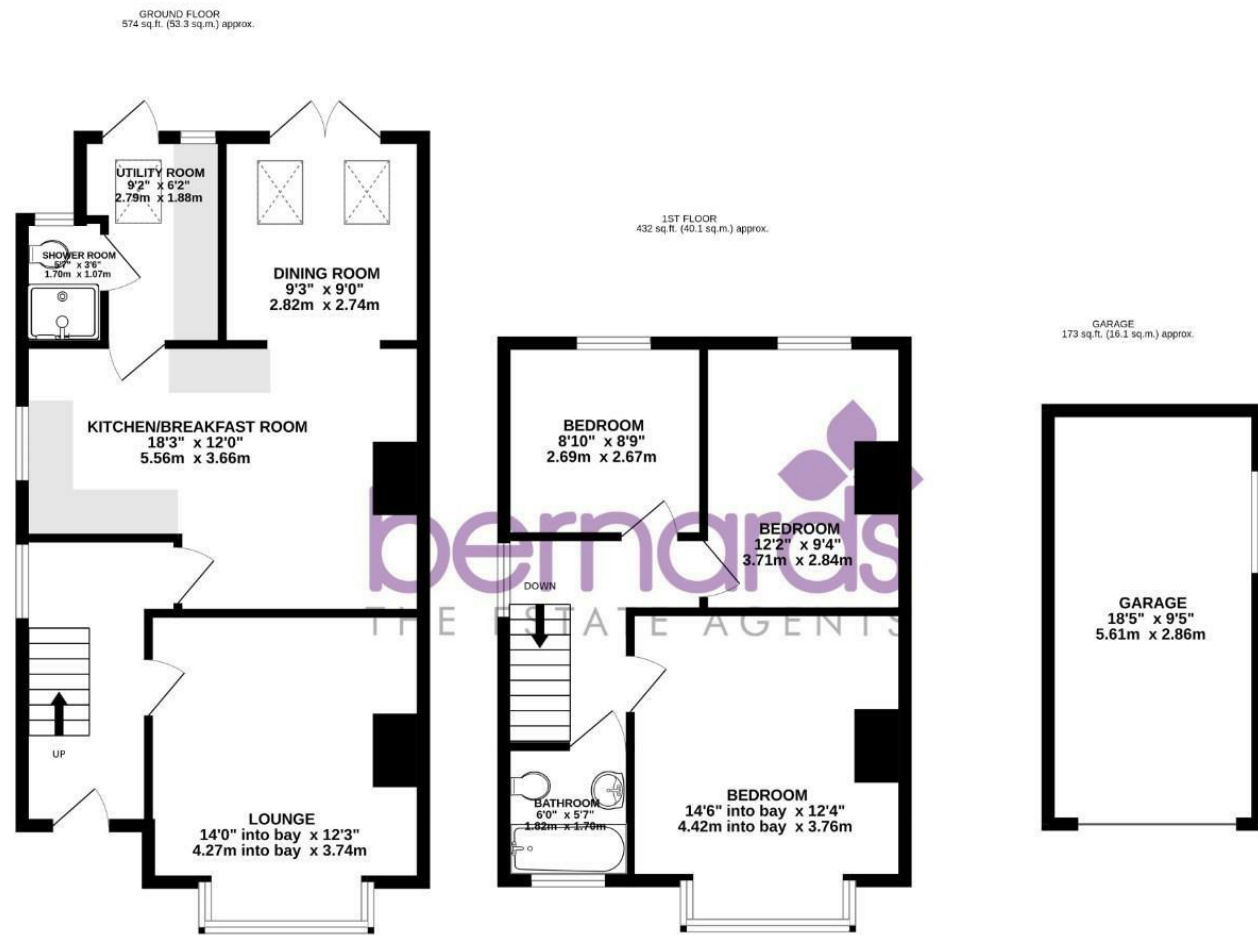


FOR SALE

Guide Price £400,000

Westbrook Grove, Waterlooville PO7 5HX

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 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 2 3

HIGHLIGHTS

- ❖ CHAIN FREE PROPERTY
- ❖ DETACHED
- ❖ SOUGHT AFTER LOCATION
- ❖ GARAGE AND PARKING
- ❖ SPACIOUS GARDEN
- ❖ IDEAL FOR FAMILIES
- ❖ OPEN PLAN KITCHEN
- ❖ SEPERATE DINING ROOM
- ❖ UTILITY
- ❖ TWO BATHROOMS

CHAIN FREE PROPERTY

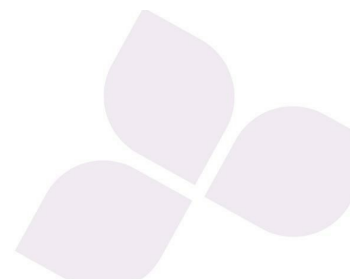
Welcome to Westbrook Grove, Waterlooville - a charming property that offers the perfect blend of comfort and style. This detached house boasts 3 bedrooms and 3 reception rooms, providing ample space for both relaxation and entertainment. Situated in a sought-after area, this property offers the convenience of parking for 2 vehicles, ensuring you never have to worry about finding a spot. The detached garage adds to the appeal, providing extra storage space or the perfect workshop for DIY enthusiasts.

Inside, you'll find an extended dining

room and a utility room, adding to the functionality of the space. With 2 bathrooms, morning rush hours will be a thing of the past, allowing for a seamless start to your day.

Whether you're looking to host gatherings in the spacious reception rooms or enjoy quiet evenings in the comfort of your own home, this property offers the versatility to cater to your lifestyle. Don't miss out on the opportunity to make this house your home in Westbrook Grove.

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
12'3" x 14' into bay (3.73m x 4.27m into bay)

KITCHEN/BREAKFAST ROOM
18'3" x 12' (5.56m x 3.66m)

DINING ROOM
9' x 9'3" (2.74m x 2.82m)

UTILITY ROOM
6'2" x 9'2" (1.88m x 2.79m)

SHOWER ROOM
6'2" x 9'2" (1.88m x 2.79m)

BEDROOM ONE
12'4" x 14'6" into bay (3.76m x 4.42m into bay)

BEDROOM TWO
12'2" x 9'4" (3.71m x 2.84m)

BEDROOM THREE
8'9" x 8'10" (2.67m x 2.69m)

BATHROOM
5'7" x 6' (1.70m x 1.83m)

GARAGE
18'5" x 9'5" (5.61m x 2.87m)

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

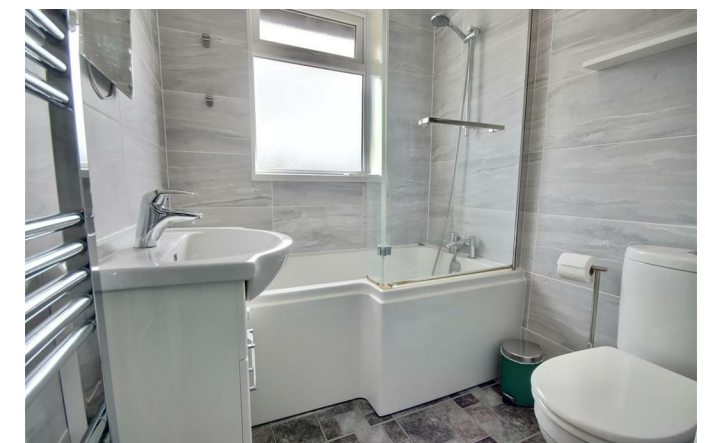
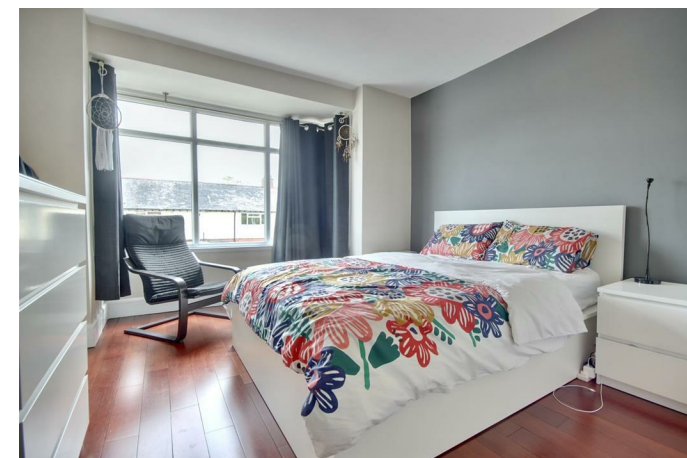
OFFER CHECK PROCEDURE - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank 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	
57	76
(54-68) D	
(39-53) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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