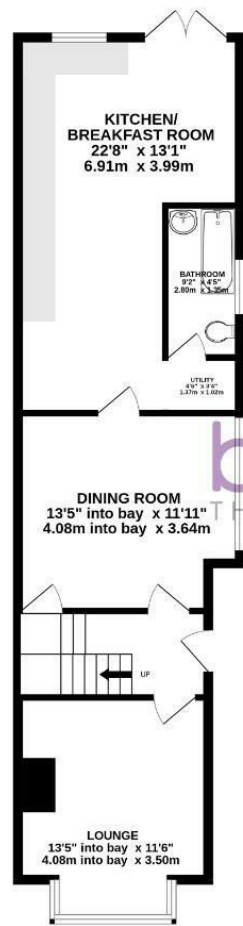
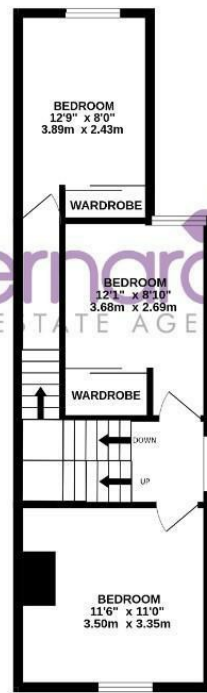


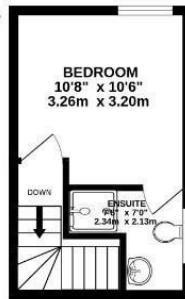
GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
180 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA: 1252 sq.ft. (116.3 sq.m.) approx.

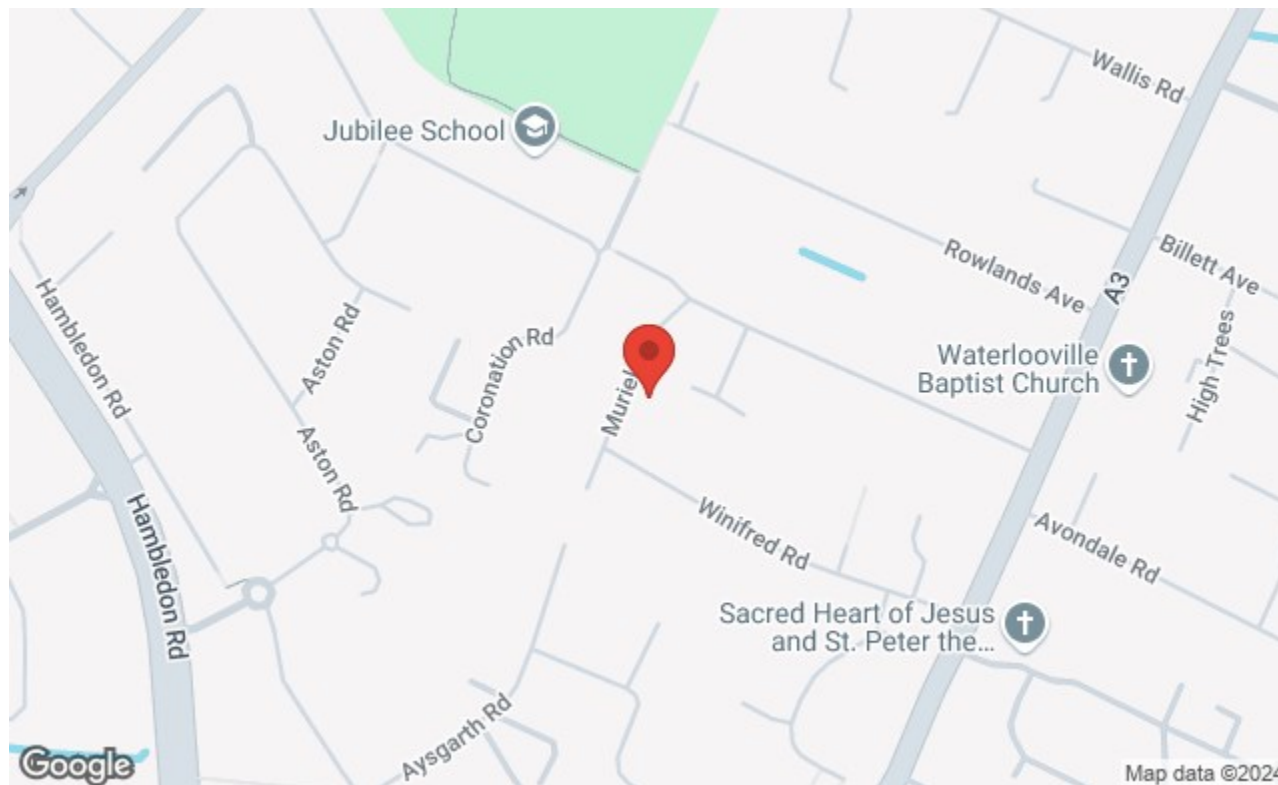
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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FOR SALE

Guide Price £385,000

Muriel Road, Waterlooville PO7 7TE

bernards
THE ESTATE AGENTS



4 2 2

HIGHLIGHTS

- FOUR DOUBLE BEDROOMS
- SEMI-DETACHED
- GREAT LOCATION
- REFURBISHED
- EXTENDED
- ENSUITE TO MASTER
- 22FT KITCHEN
- BUILT IN STORAGE
- OFF ROAD PARKING
- A MUST VIEW

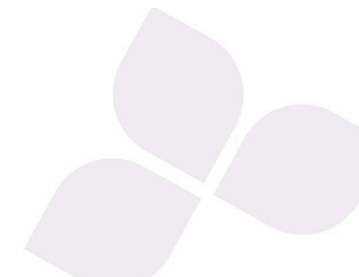
Welcome to this charming semi-detached house located on the desirable Muriel Road in Waterlooville. This property boasts a spacious layout with two separate reception rooms, perfect for entertaining guests or simply relaxing with the family. With four double bedrooms and two bathrooms, there is ample space for everyone to enjoy.

One of the highlights of this property is the great entertaining kitchen, ideal for whipping up delicious meals and creating lasting memories with loved ones. The house has been extended and refurbished, offering a modern touch while retaining its classic charm.

Parking is always a breeze with space for two vehicles, making coming home after a long day out convenient and stress-free. Additionally, the property provides plenty of storage space, ensuring that your belongings are neatly tucked away.

Don't miss out on the opportunity to own this lovely home in a prime location. Book a viewing today and envision yourself living in this wonderful property on Muriel Road.

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

11'6" x 13'5" into bay (3.51m x 4.09m into bay)

DINING ROOM

13'5" x 11'11" (4.09m x 3.63m)

KITCHEN/BREAKFAST ROOM

13'1" x 22'8" (3.99m x 6.91m)

BATHROOM

9'2" x 4'5" (2.79m x 1.35m)

BEDROOM ONE

10'6" x 10'8" (3.20m x 3.25m)

ENSUITE

7' x 7'8" (2.13m x 2.13m/2.44m)

BEDROOM TWO

11'6" x 11' (3.51m x 3.35m)

BEDROOM THREE

8' x 12'9" (2.44m x 3.89m)

BEDROOM FOUR

8'10" x 12'1" (2.69m x 3.68m)

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 C

OFFER CHECK PROCEDURE -

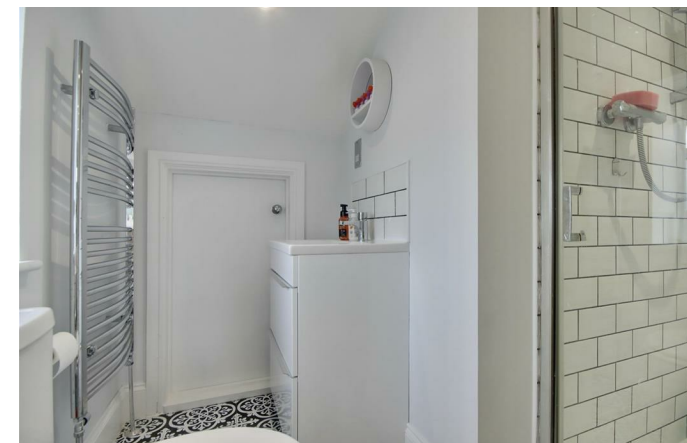
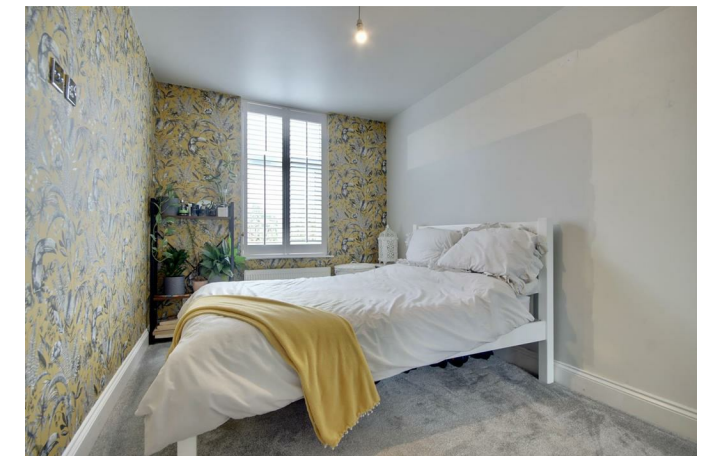
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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 (82-91) A	83
(69-81) B	
(55-68) C	
(44-54) D	
(30-43) E	
(13-29) F	
Not energy efficient - higher running costs (1-12) G	
69	

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