

Offers In Excess Of £375,000

Masefield Crescent, Waterlooville  
PO8 8JT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED
- ❖ THREE CAR DRIVEWAY
- ❖ CUL-DE-SAC
- ❖ SOUGHT AFTER LOCATION
- ❖ MODERN KITCHEN/DINER
- ❖ LOW MAINTENANCE GARDEN
- ❖ PERFECT FOR FAMILIES
- ❖ FOUR PIECE BATHROOM
- ❖ COMPLETE CHAIN

### \*\*\*COMPLETE CHAIN\*\*\*

Welcome to this semi-detached house located on Masefield Crescent in Waterlooville. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

The open planned living area creates a bright and airy atmosphere, ideal for creating lasting memories with your loved ones.

Parking is always a breeze with space for three vehicles, ensuring you and your guests never have to worry about finding a spot. The driveway adds convenience to your daily routine, making coming and going a seamless experience.

Additionally, this property comes with planning permission for a Back Dormer to the loft, providing you with the opportunity to further enhance this lovely home to suit your personal taste and needs.

Don't miss out on the chance to make this house your home in the heart of Waterlooville.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## Lounge

16'4" x 19'11" (4.98m x 6.07m)

## Kitchen/Diner

22'11" x 13'6" (7.00 x 4.14)

## Bedroom Three

12'11" x 10'11" (3.95 x 3.33)

## Bedroom Two

10'11" x 7'6" (3.33 x 2.31)

## Bedroom Three

7'11" x 9'1" (2.42 x 2.79)

## Bathroom

10'5" x 5'6" (3.18 x 1.70)

## Council Tax Band C

## 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.

## 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.

## 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.

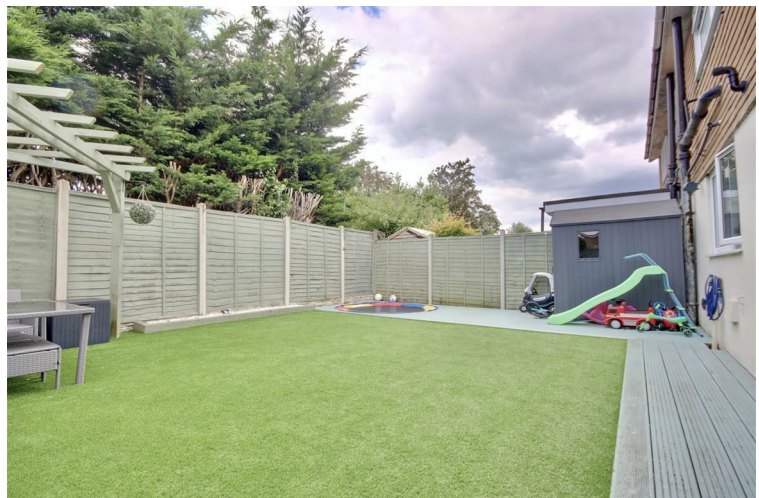
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## Solicitors

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.

## 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.

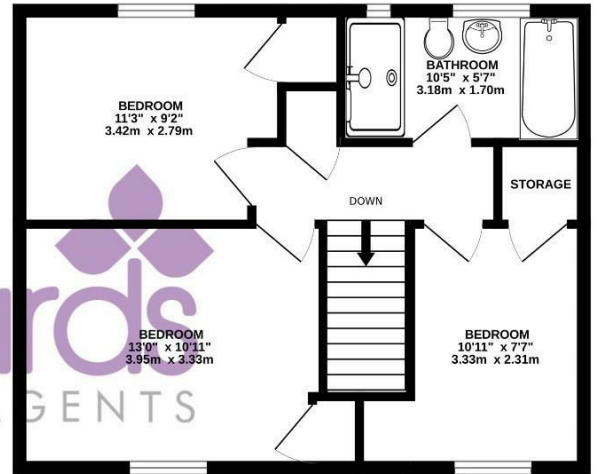


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**GROUND FLOOR**  
516 sq.ft. (47.9 sq.m.) approx.

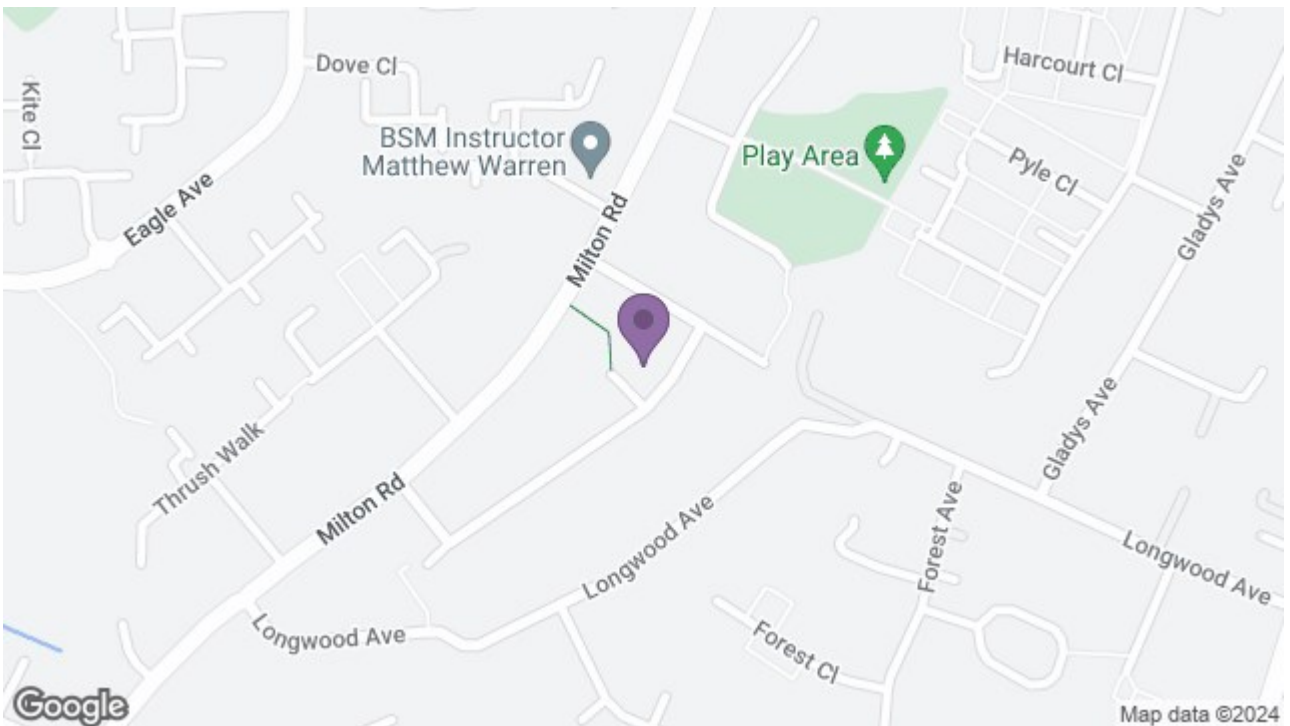
**1ST FLOOR**  
471 sq.ft. (43.8 sq.m.) approx.



**bernards**  
THE ESTATE AGENTS

**TOTAL FLOOR AREA : 988 sq.ft. (91.7 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



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888

