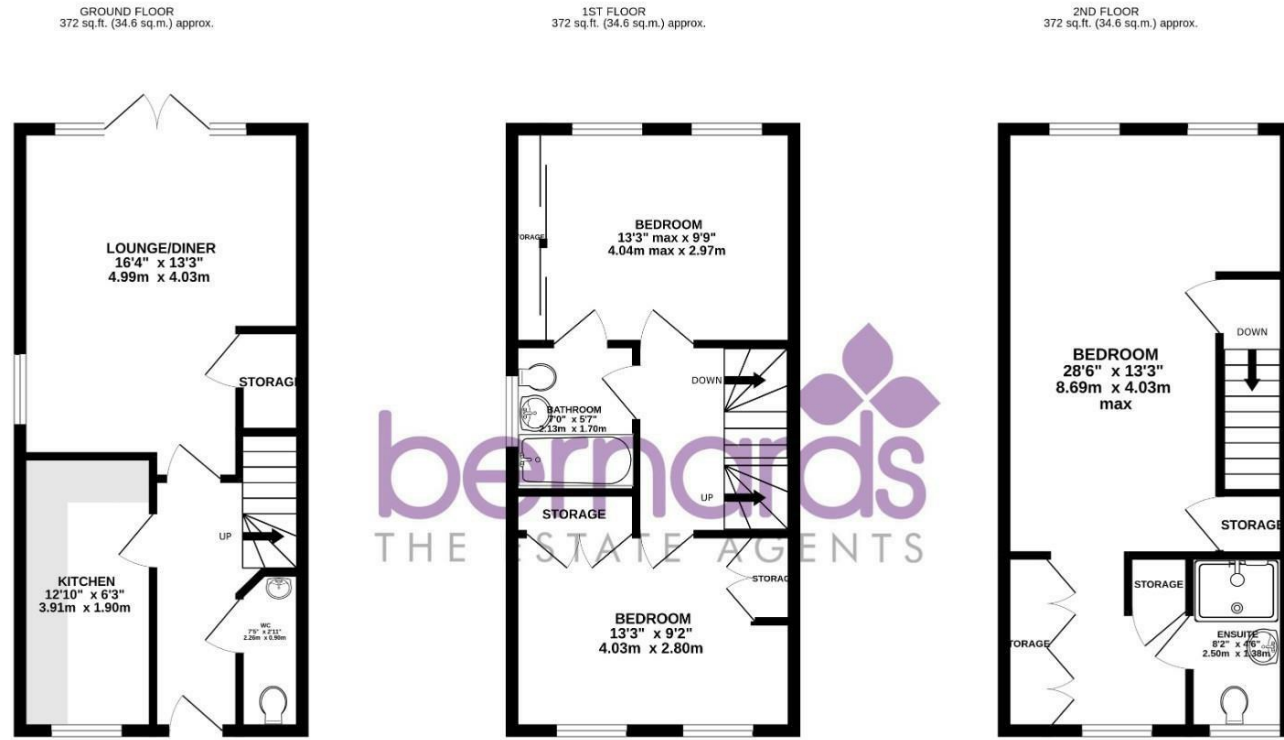


FOR SALE

Guide Price £400,000

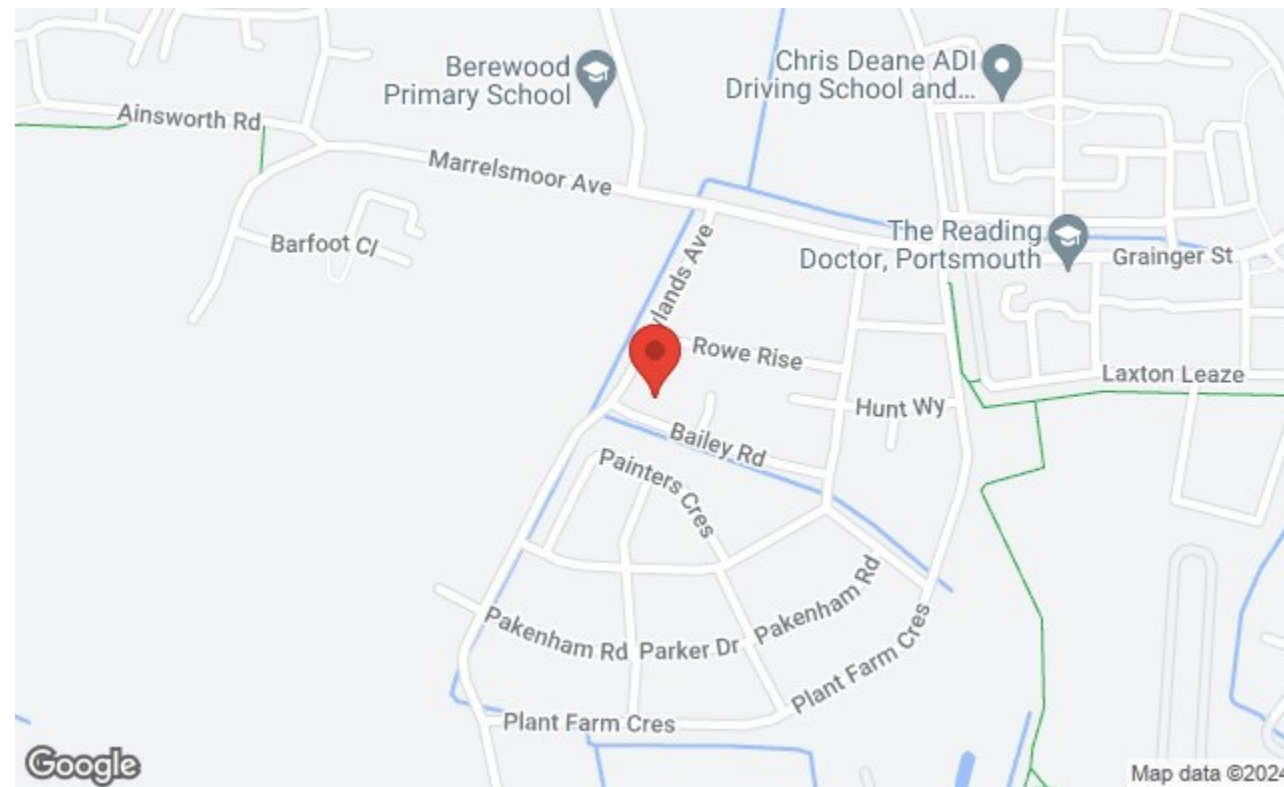
Bailey Road, Waterlooville PO7 3BR

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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 Metrolix ©2024



3 2 1

HIGHLIGHTS

- THREE DOUBLE BEDROOMS
- SEMI-DETACHED
- TOWNHOUSE
- TWO PARKING SPACES
- NEW-BUILD ESTATE
- OVERLOOKING GREEN
- 28FT MASTER BEDROOM
- ENSUITE TO MASTER
- GARDEN ROOM
- A MUST VIEW

Welcome to Bailey Road, Waterlooville - a location for this nearly new townhouse that boasts a versatile layout perfect for modern living.

As you step inside, you are greeted by a spacious reception room that offers a warm and inviting atmosphere for entertaining guests or simply relaxing with your loved ones. The property features three well-appointed bedrooms, including a large master bedroom complete with an ensuite bathroom and a dressing area, providing a luxurious retreat at the end of a long day.

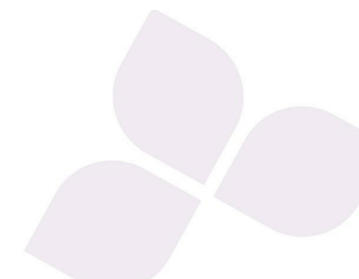
One of the highlights of this property is the garden office, offering a tranquil

space to work from home or pursue your hobbies without leaving the comfort of your own home. The property also overlooks green space, providing a peaceful and picturesque view that adds to the overall charm of the location.

With two bathrooms, parking for two vehicles, and a modern design, this townhouse offers both convenience and style. Whether you're looking for a family home or a place to start a new chapter, this property has everything you need to make it your own.

Don't miss out on the opportunity to own this beautiful townhouse in Waterlooville - a perfect blend of comfort, convenience, and contemporary living.

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

**KITCHEN**  
6'3" x 12'10" (1.91m x 3.91m)

**LOUNGE/DINER**  
13'3" x 16'4" (4.04m x 4.98m)

**BEDROOM ONE**  
13'2" x 28'6" (4.01m x 8.69m )

**ENSUITE**  
8'2" x 4'6" (2.49m' x 1.37m)

**BEDROOM TWO**  
9'9" x 13'3' (2.97m x 4.04m')

**JACK AND JILL MASTER BATHROOM**  
5'7" x 7' (1.70m' x 2.13m)

**BEDROOM THREE**  
9'2' x 13'3" (2.79m' x 4.04m)

**GARDEN ROOM**  
9'9" x 8'9" + store (2.97m x 2.67m + store)

## 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

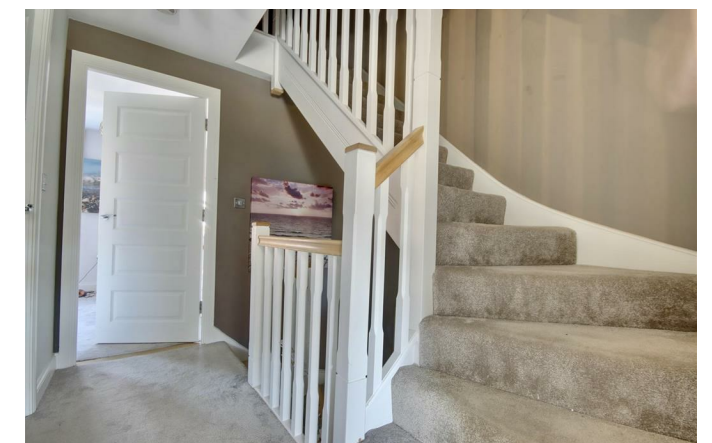
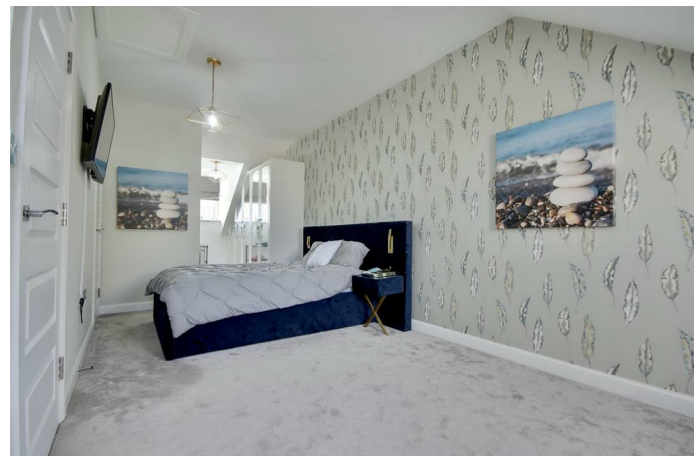
**OFFER CHECK PROCEDURE** - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank 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 |
| 85   | 94        |
| Very energy efficient - lower running costs<br>(82 plus) 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                                    |           |
| England & Wales  |           |



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