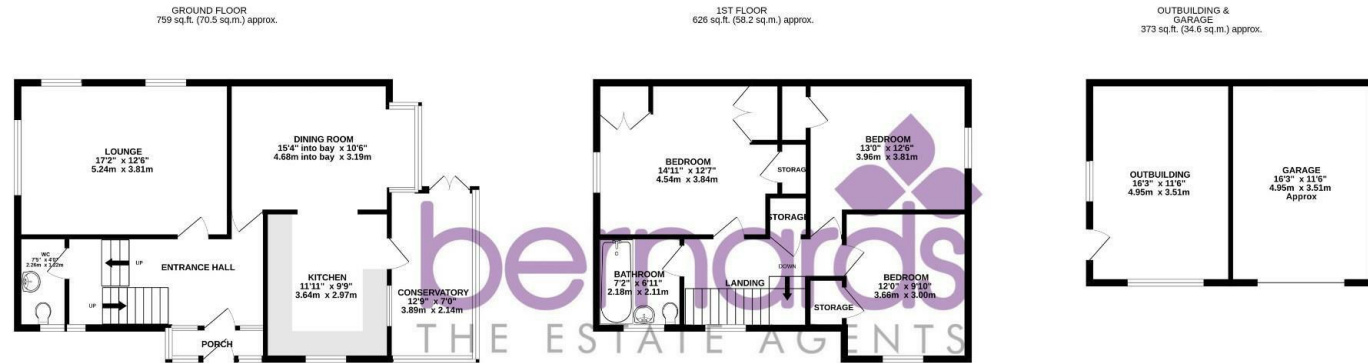




Offers In Excess Of £400,000

Orchard Close, Waterlooville PO8 9LL



TOTAL FLOOR AREA: 1758 sq.ft. (163.3 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. Made with Metropix ©2024



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ DETACHED
- ❖ GARAGE AND PARKING
- ❖ WRAP AROUND GARDEN
- ❖ SOUGHT AFTER CUL-DE-SAC
- ❖ IDEAL FOR FAMILIES
- ❖ POTENTIAL OUTBUILDING
- ❖ TWO LARGE RECEPTIONS
- ❖ BUILT IN STORAGE
- ❖ A MUST VIEW

Welcome to Orchard Close, Waterlooville - a charming and traditional character home that is sure to capture your heart! This delightful detached house boasts 2 reception rooms, 3 bedrooms, and 1 bathroom.

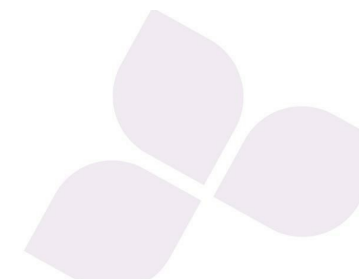
Situated in a sought-after cul-de-sac, this property is one of just five homes and offers the peace and tranquility that families desire. With parking available for up to 3 vehicles, a garage, and an outbuilding, you'll never have to worry about space for your cars or storage needs. The current arrangement sees the double garage converted into a garage and outbuilding, yet offers the scope to

adapt as required.

One of the standout features of this property is its beautiful wrap-around garden, providing ample space for children to play, for garden get togethers, or simply to relax and enjoy the outdoors.

Whether you're looking for a cozy family home or a place to entertain guests, this property ticks all the boxes. Don't miss out on the opportunity to make this house your own and create a lifetime of happiness in this wonderful abode.

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

- ENTRANCE HALL**
16'1" x 9'4" (4.90m x 2.84m)
- LOUNGE**
17'2" x 12'6" (5.23m x 3.81m)
- DINING ROOM**
10'6" x 15'4" into bay (3.20m x 4.67m into bay)
- KITCHEN**
11'11" x 9'9" (3.63m x 2.97m)
- CONSERVATORY**
12'9" x 7' (3.89m x 2.13m)
- W.C**
4' x 7'5" (1.22m x 2.26m)
- BEDROOM ONE**
14'11" x 12'7" (4.55m x 3.84m)
- BEDROOM TWO**
12'6" x 13' (3.81m x 3.96m)
- BEDROOM THREE**
12' x 9'10" (3.66m x 3.00m)
- BATHROOM**
6'11" x 7'2" (2.11m x 2.18m)
- OUTBUILDING**
16'3" x 11'6" (4.95m x 3.51m)
- GARAGE**
approx 16'3" x 11'6" (approx 4.95m x 3.51m)

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

COUNCIL TAX BAND E
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.

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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		56	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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