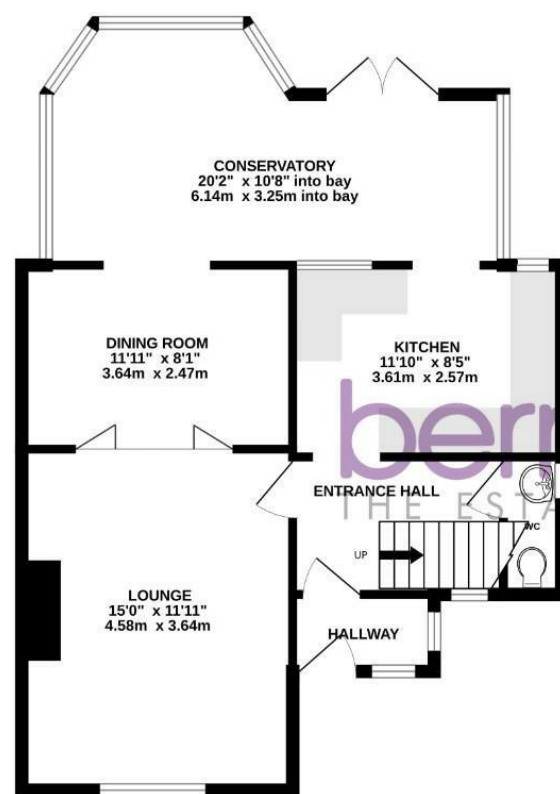
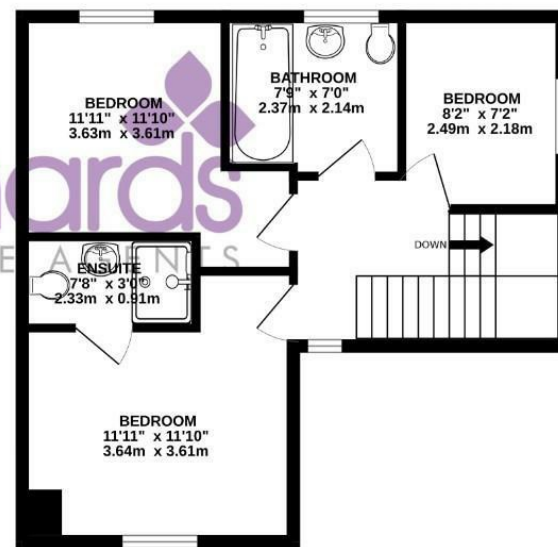


GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1086 sq.ft. (100.8 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.  
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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



FOR SALE

Offers In Excess Of £350,000

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THE ESTATE AGENTS



3 2 2

## HIGHLIGHTS

- ❖ BEAUTIFUL FAMILY HOME
- ❖ SEMI-DETACHED
- ❖ MODERN KITCHEN
- ❖ THREE BEDROOMS
- ❖ CONSERVATORY
- ❖ SPACIOUS LOUNGE
- ❖ CUL-DE-SAC LOCATION
- ❖ ALLOCATED PARKING
- ❖ A MUST VIEW

We are delighted to introduce this beautifully presented property located on a sought after location of Cowplain.

Boasting a good size throughout this wonderful property would make a beautiful family home.

To the outside you have a large driveway for up to three cars.

Moving inside, you have a spacious lounge, which leads through into the stunning kitchen. Refit in recent years, this space is ideal for

entertaining and also includes access into the conservatory.

To the rear, the garden is a good size, with a lawn and patio area.

Moving to the first floor, you have three bedrooms, with the master boasting ample storage and an ensuite. completing the property is the family bathroom.

This property is of good standard throughout hence, we anticipate lots of interest so strongly recommend booking an early viewing.

Call today to arrange a viewing  
02392 232 888  
www.bernardsestates.co.uk





# PROPERTY INFORMATION

**LOUNGE**  
15'0" x 11'11" (4.58 x 3.64)

**DINING ROOM**  
20'1" x 10'7" (6.14 x 3.25 )

**KITCHEN**  
11'10" x 8'5" (3.61 x 2.57)

**CONSERVATORY**  
20'1" x 10'7" (6.14 x 3.25)

**BEDROOM ONE**  
11'11" x 11'10" (3.64 x 3.61)

**BEDROOM TWO**  
11'10" x 11'10" (3.63 x 3.61)

**BEDROOM THREE**  
7'9" x 7'1" (2.37 x 2.18)

**BATHROOM**  
7'9" x 7'0" (2.37 x 2.14)

**MORTGAGE SERVICE**  
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

**OFFER CHECK**  
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

**REMOVALS**  
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time

to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

**SOLICITORS**  
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	65	
(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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