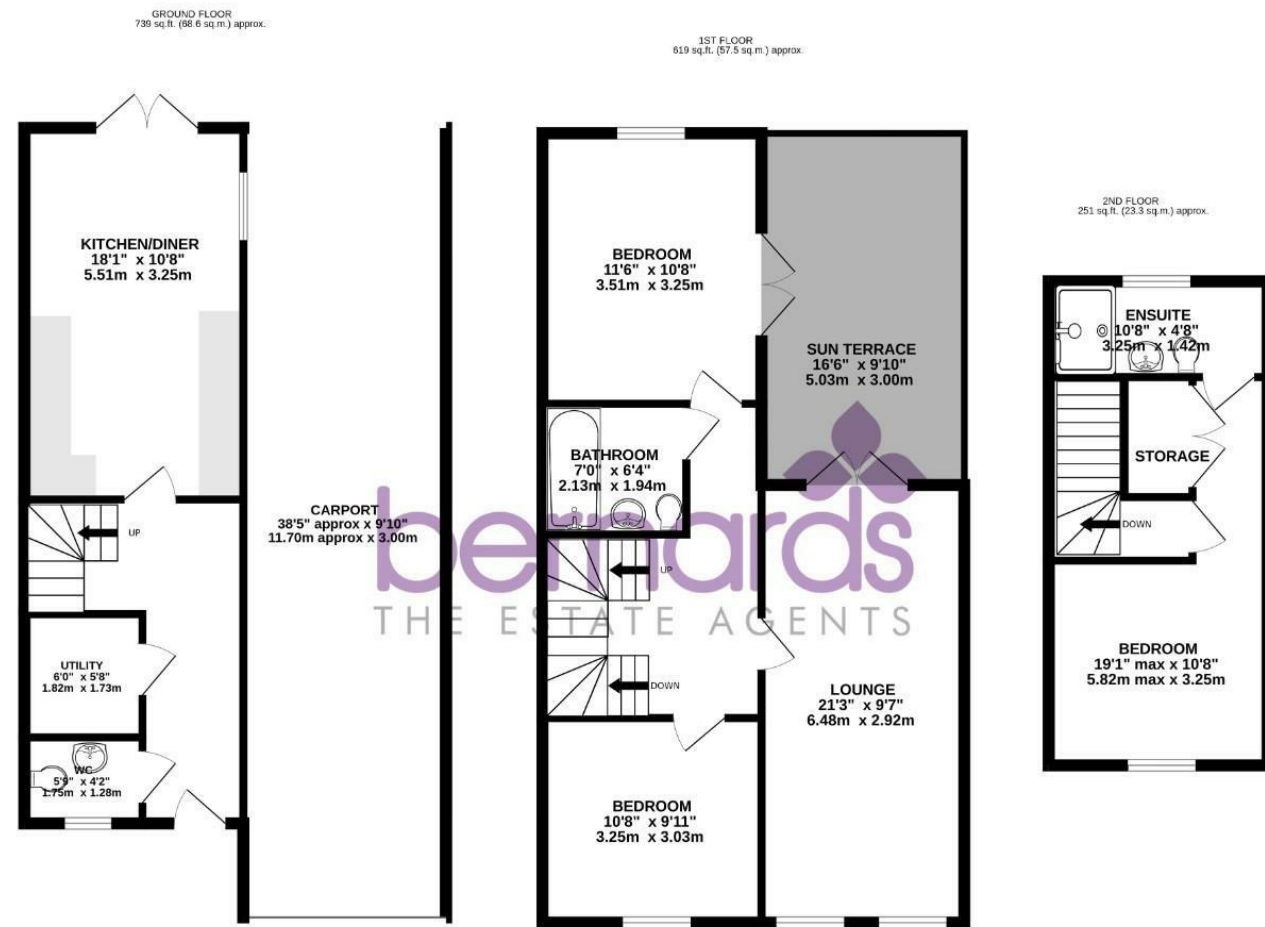


FOR SALE

Guide Price £370,000

Brunel Way, Havant PO9 3NZ

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1608 sq.ft. (149.4 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



3 2 2

HIGHLIGHTS

- THREE STOREY TOWNHOUSE
- THREE DOUBLE BEDROOMS
- 38FT TANDEM CAR PORT
- LARGE KITCHEN/DINER
- SEPARATE LOUNGE
- PRIVATE BALCONY
- LARGE REAR GARDEN
- SOUGHT AFTER ESTATE
- ONE OWNER FROM NEW
- IDEAL FOR FAMILIES

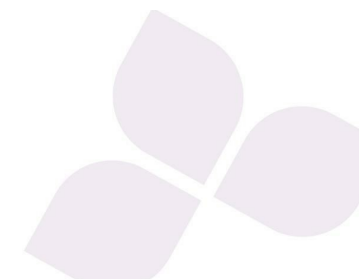
Nestled in the charming Brunel Way, Bedhampton, this townhouse is a true gem waiting to be discovered. Boasting two reception rooms and three double bedrooms, this property offers a versatile layout that can easily adapt to your lifestyle.

The top level is a sanctuary on its own, serving as a master suite complete with an ensuite bathroom and ample built-in storage. Imagine waking up to the sun streaming in through the windows and enjoying a peaceful morning coffee on the balcony, which can be accessed from both the lounge and bedroom two.

Convenience is key with parking for 2 vehicles, including a large carport to keep your vehicles safe and secure. With only one owner from new, this property has been meticulously cared for and is now ready to welcome its new residents. The property is perfect for a walk. Being just moments away from the marshes.

Don't miss out on the opportunity to make this townhouse your new home sweet home in Bedhampton.

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
10'8" x 16'4" (3.25m x 4.98m)

W.C
5'9" x 4'2" (1.75m x 1.27m)

UTILITY
6' x 5'8" (1.83m x 1.73m)

KITCHEN/DINER
18'1" x 10'8" (5.51m x 3.25m)

LOUNGE
9'7" x 21'3" (2.92m x 6.48m)

BALCONY/SUN TERRACE
16'6" x 9'10" (5.03m x 3.00m)

BEDROOM ONE
10'8" x 19'1" (3.25m x 5.82m)

ENSUITE
10'8" x 4'8" (3.25m x 1.42m)

BEDROOM TWO
11'6" x 10'8" (3.51m x 3.25m)

BEDROOM THREE
10'9" x 9'11" (3.28m x 3.02m)

BATHROOM
7' x 6'4" (2.13m x 1.93m)

CAR PORT
38'4" x 9'10" (11.68m x 3.00m)

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

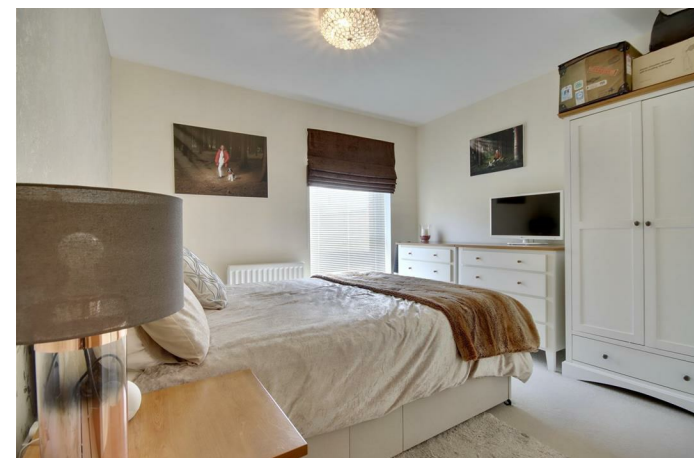
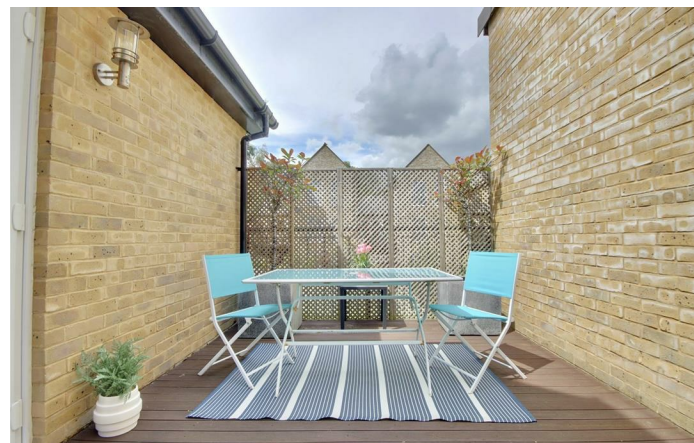
OFFER CHECK PROCEDURE - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank 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
Very energy efficient - lower running costs	(92-100) A	83	92
(81-91) B			
(69-80) C			
(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	



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

