

FOR SALE

Guide Price £775,000

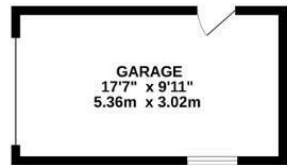
New Road, Waterlooville PO8 9RU

bernards
THE ESTATE AGENTS



GROUND FLOOR
1279 sq.ft. (118.8 sq.m.) approx.

GARAGE
174 sq.ft. (16.2 sq.m.) approx.



1ST FLOOR
827 sq.ft. (76.8 sq.m.) approx.

TOTAL FLOOR AREA : 2280 sq.ft. (211.8 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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HIGHLIGHTS

- ❖ DETACHED CHALET
- ❖ FOUR DOUBLE BEDROOMS
- ❖ 36FT KITCHEN/FAMILY ROOM
- ❖ LARGE REAR GARDEN
- ❖ FANTASTIC LOCATION
- ❖ LARGE DRIVEWAY & GARAGE
- ❖ VERSATILE LAYOUT
- ❖ THREE BATHROOMS
- ❖ IDEAL FOR LARGE FAMILY
- ❖ A MUST VIEW

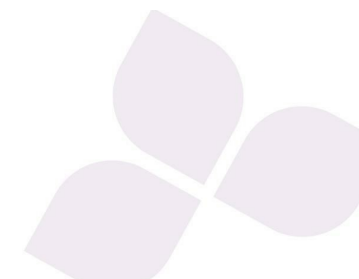
Welcome to this stunning detached house located on New Road in the charming village of Lovedean, Waterlooville. This property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With four spacious bedrooms, there is plenty of room for everyone to enjoy their own private space.

The house features three modern bathrooms, ensuring convenience and comfort for all residents. One of the highlights of this property is the parking space available for up to four vehicles, making it ideal for families with multiple cars or guests visiting.

Situated in a peaceful neighbourhood, this house offers a perfect blend of tranquillity and convenience. Whether you're looking to unwind in the spacious reception rooms, enjoy the privacy of the bedrooms, or host gatherings with friends and family, this property has it all.

Don't miss the opportunity to make this beautiful house your new home in Lovedean. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

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/DINER/FAMILY ROOM

26'4" x 36'5" (8.03m x 11.10m)

UTILITY ROOM

9'3" x 5'4" (2.82m x 1.63m)

LOUNGE

13'1" x 17'1" (3.99m x 5.21m)

PLAY ROOM/SNUG

13'2" x 8'11" (4.01m x 2.72m)

HOME OFFICE

11'9" x 8'3" (3.58m x 2.51m)

W.C

4'8" x 5'1" (1.42m x 1.55m)

BEDROOM ONE

13'3" x 14' (4.04m x 4.27m)

ENSUITE

5'4" x 7'1" (1.63m x 2.16m)

BEDROOM TWO

11'11" x 16'10" (3.63m x 5.13m)

ENSUITE

6'11" x 9'6" (2.11m x 2.90m)

BEDROOM THREE

10'3" x 12'9" (3.12m x 3.89m)

BEDROOM FOUR

11'3" x 9'3" (3.43m x 2.82m)

BATHROOM

6'11" x 9'6" (2.11m x 2.90m)

GARAGE

17'7" x 9'11" (5.36m x 3.02m)

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 F

OFFER CHECK PROCEDURE -

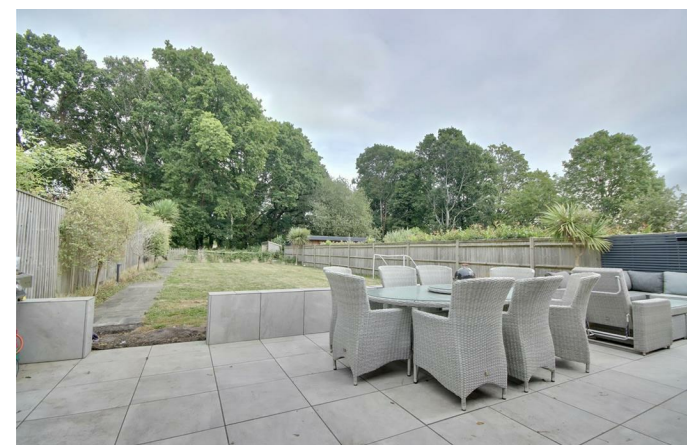
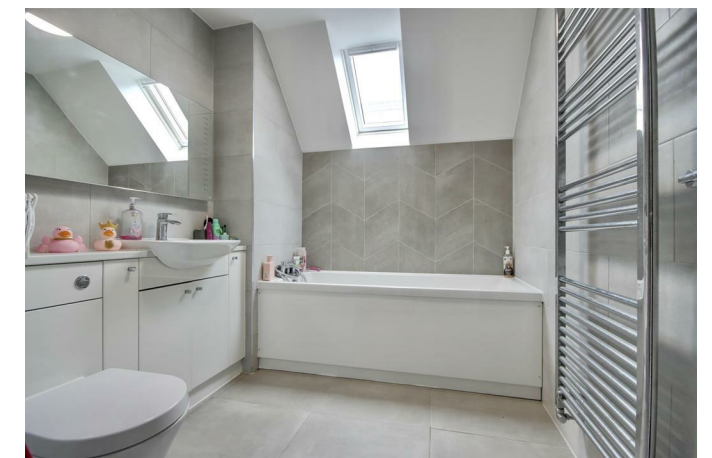
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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 plus) A		87	88
(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	

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