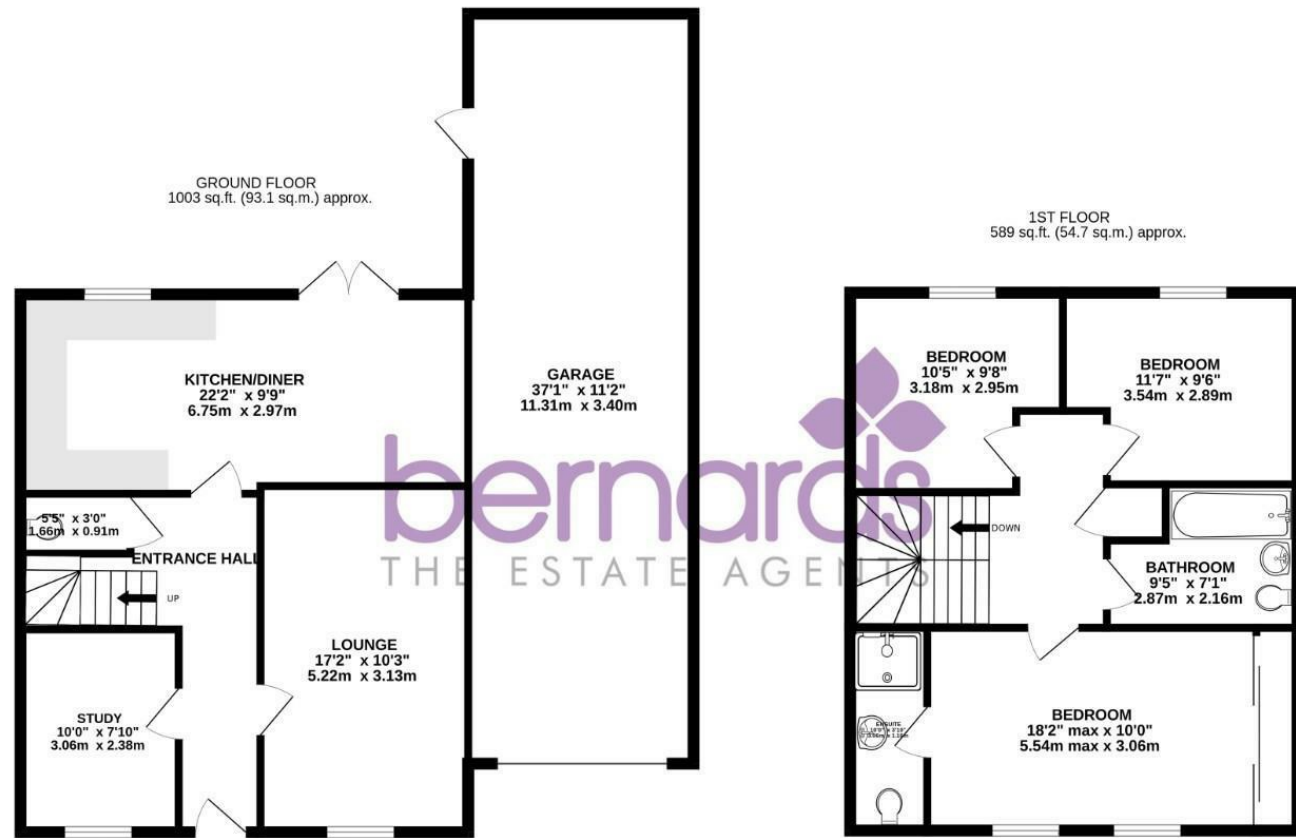


FOR SALE

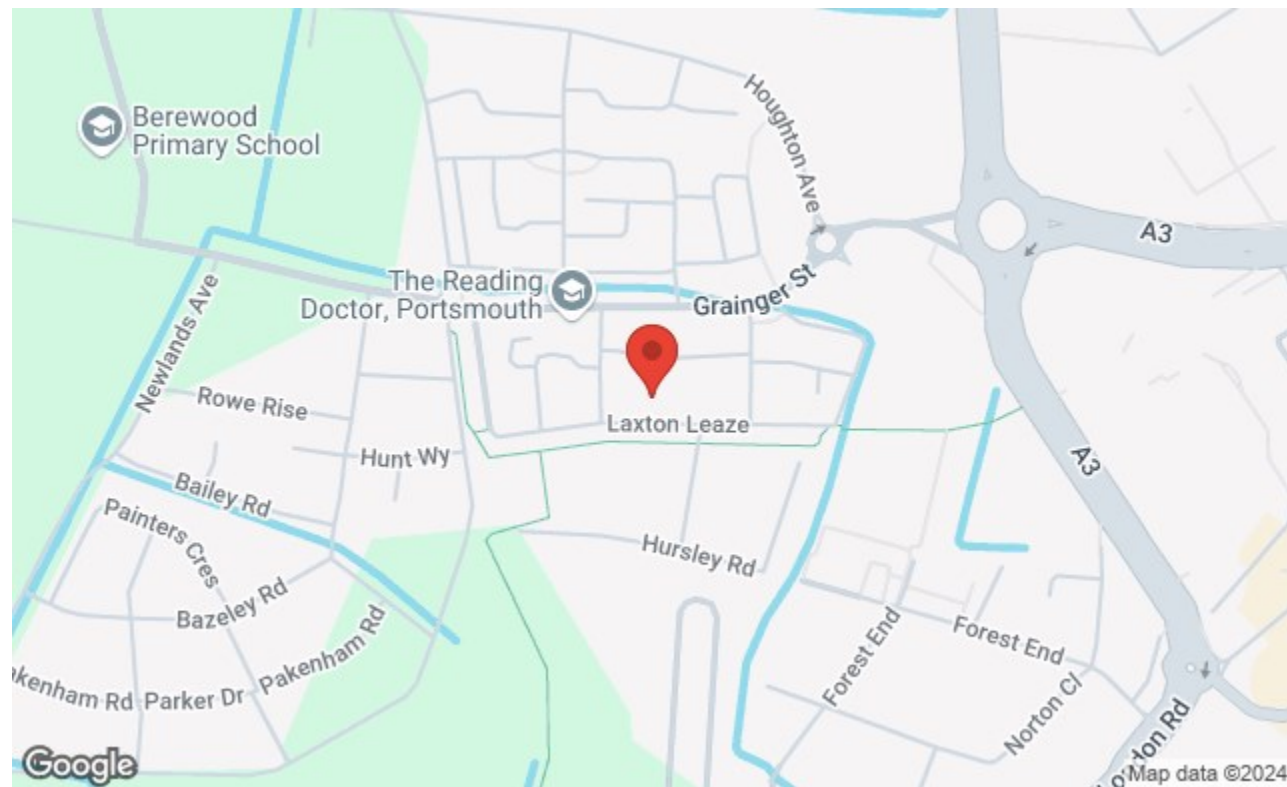
Offers In Excess Of £375,000

Laxton Leaze, Waterlooville PO7 3AW

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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

- NEARLY NEW HOME
- THREE BEDROOMS
- 37FT GARAGE
- OFF ROAD PARKING
- KITCHEN/DINER
- SPACIOUS LOUNGE
- STUDY
- ENSUITE TO MASTER
- NO WORK NEEDED
- A MUST VIEW

Welcome to this three-bedroom semi-detached house located in the sought-after area of Laxton Leaze, Waterlooville. This nearly new home boasts a spacious 37ft garage, offering endless possibilities for its use - whether it be for parking, storage, or even a workshop.

Upon entering, you are greeted by a warm and inviting reception room, perfect for relaxing or entertaining guests. The property features three well-appointed bedrooms, with the master bedroom benefiting from an ensuite bathroom and built-in wardrobes, providing ample storage space.

Situated in the central location of the Berewood estate, this property offers convenience and accessibility to local amenities, schools, and transport links. With parking available for several, you'll never have to worry about finding a spot for your car.

This home offers no forward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to own this wonderful property in a thriving community. Contact us today to arrange a viewing and make this house your new home!

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

LOUNGE
10'3" x 17'2" (3.12m x 5.23m)

STUDY
10' x 7'10" (3.05m x 2.39m)

W.C
5'5" x 3 (1.65m' x 0.91m)

KITCHEN/DINER
22'2" x 9'9" (6.76m x 2.97m')

BEDROOM ONE
18'2" max x 10' (5.54m max x 3.05m)

ENSUITE
10 x 3'10" (3.05m x 1.17m)

BEDROOM TWO
11'7" x 9'8" (3.53m x 2.95m)

BEDROOM THREE
10'5" x 9'8" (3.18m x 2.95m)

BATHROOM
9'5" x 7'1" (2.87m x 2.16m)

GARAGE
37'1" x 11'2" (11.30m x 3.40m)

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 D

OFFER CHECK PROCEDURE -

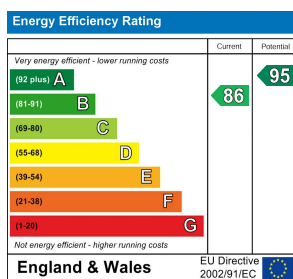
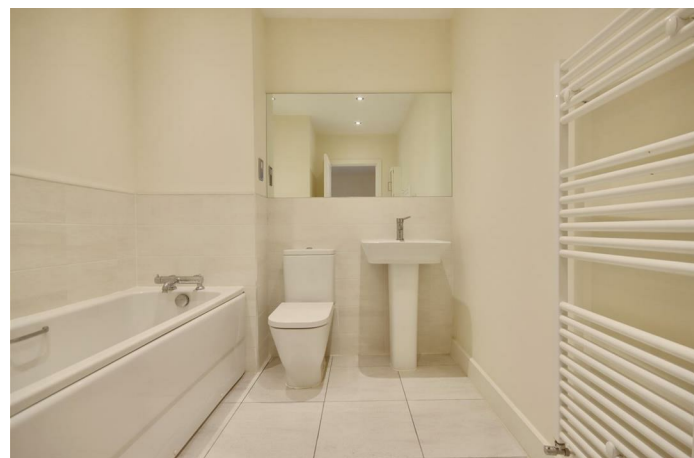
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.



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