

FOR SALE

Guide Price £350,000

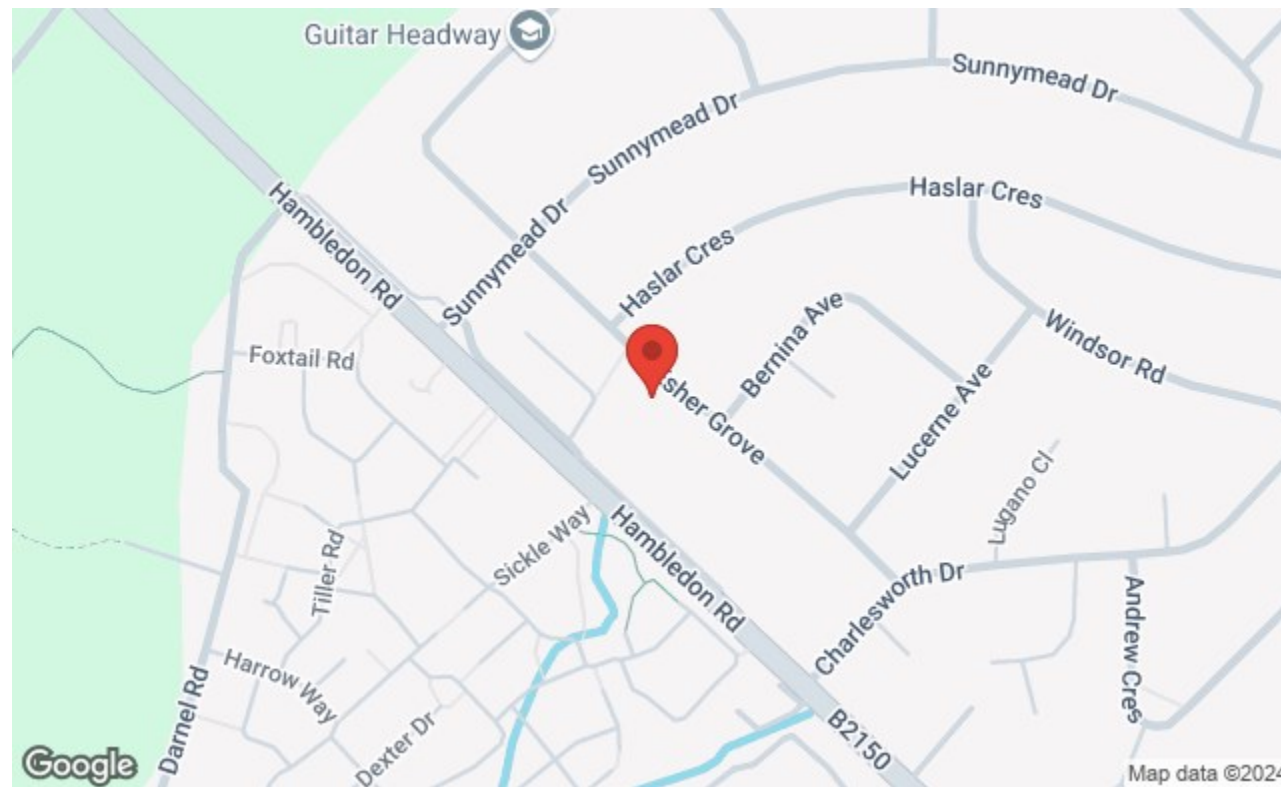
Esher Grove, Waterlooville PO7 6XG

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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. Made with Metropix ©2024



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HIGHLIGHTS

- THREE BEDROOMS
- SEMI-DETACHED
- LARGE FRONT DRIVEWAY
- GARAGE TO REAR
- NEWLY REDECORATED
- NO FORWARD CHAIN
- IDEAL FOR FAMILIES
- CLOSE TO AMENITIES
- SPACIOUS REAR GARDEN
- A MUST VIEW

Welcome to Esher Grove, Waterlooville - a charming location that sets the scene for this attractive three-bedroom semi-detached house. As you step inside, you'll be greeted by a freshly decorated interior.

This lovely property boasts a large reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three well-appointed bedrooms, there's ample space for a growing family or for those who enjoy having a home office or hobby room.

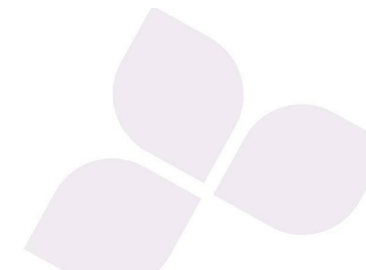
The house features a bright bathroom, ensuring convenience for

all residents. Outside, you'll find a large driveway and garage, providing parking space for up to four vehicles - a rare find in this great area.

What sets this property apart is the fact that it comes with no chain, making the buying process smoother and quicker for you. If you're looking for a new family home this semi-detached house offers both comfort and potential.

Don't miss out on the chance to make this house your home in the heart of Waterlooville. Contact us today to arrange a viewing and experience the charm of Esher Grove for yourself.

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/DINER
12'6" x 22'2" (3.81m x 6.76m)

KITCHEN
11'4" x 9'5" (3.45m x 2.87m)

BEDROOM ONE
11'10" x 11'11" (3.61m x 3.63m)

BEDROOM TWO
11'10" x 10' (3.61m x 3.05m)

BEDROOM THREE
8'1" x 8'4" (2.46m x 2.54m)

BATHROOM
5'7" x 6'7" (1.70m x 2.01m)

GARAGE
15'11" x 9' (4.85m x 2.74m)

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			87
(81-91) B			
(69-80) C		68	
(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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