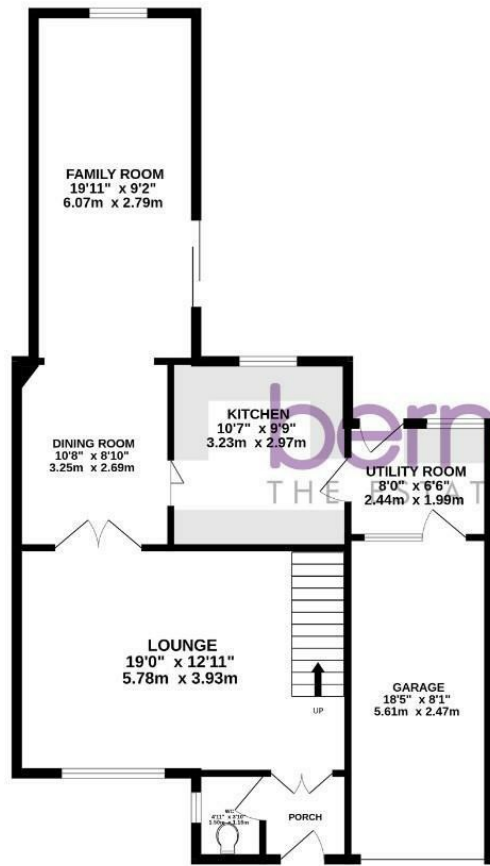
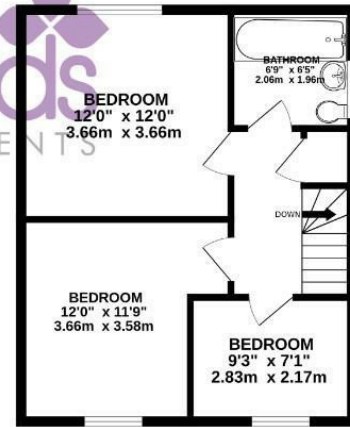


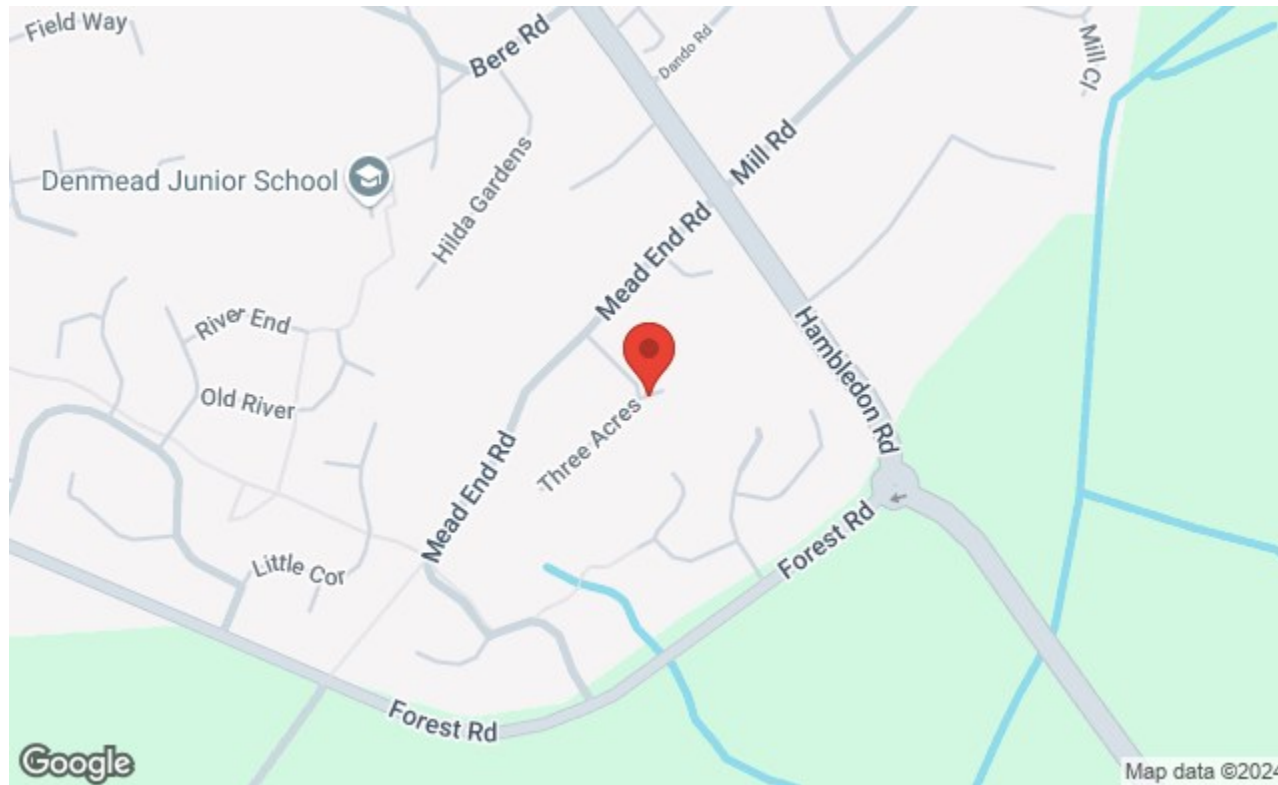
GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1323 sq.ft. (122.9 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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Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX
t: 02392 232 888



Guide Price £450,000

Three Acres, Waterloooville PO7 6QD



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ DENMEAD LOCATION
- ❖ LARGE DRIVEWAY
- ❖ THREE RECEPTIONS
- ❖ MODERN KITCHEN
- ❖ UTILITY ROOM
- ❖ LARGE REAR GARDEN
- ❖ GROUND FLOOR W.C
- ❖ IDEAL FOR FAMILIES
- ❖ A MUST VIEW

Nestled in the charming village of Denmead, Waterloooville, this delightful link-detached house is a true gem waiting to be discovered. Boasting three bedrooms and three reception rooms, this property is perfect for families seeking a spacious and welcoming home.

The property's stunning kerb appeal is just the beginning of its many features. With parking for multiple vehicles, a large garage and a utility room, practicality meets style effortlessly in this residence. The three reception rooms, include a generous 19ft extension to the rear, gas central heating and a newly fitted boiler.

Moving into the kitchen is a generous size with modern fitted appliances.

Located in a highly sought-after location and close to the village centre. This property not only provides comfort and convenience, but also a sense of community and belonging. With the property being close to local schools it makes a perfect family home.

Don't miss out on the opportunity to make this house your home. Book a viewing today.

Call today to arrange a viewing

02392 232 888

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PROPERTY INFORMATION

PORCH
4'11" x 4'11" (1.50m x 1.50m)

W.C
4'11" x 3'10" (1.50m x 1.17m)

LOUNGE
19' x 12'11" (5.79m x 3.94m)

DINING ROOM
8'10" x 10'8" (2.69m x 3.25m)

KITCHEN
9'9" x 10'7" (2.97m x 3.23m)

UTILITY ROOM
8' x 6'6" (2.44m x 1.98m)

FAMILY ROOM
19'11" x 9'2" (6.07m x 2.79m)

BEDROOM ONE
12' x 12' (3.66m x 3.66m)

BEDROOM TWO
12' x 11'9" (3.66m x 3.58m)

BEDROOM THREE
7'1" x 9'3" (2.16m x 2.82m)

BATHROOM
6'5"x 6'5" (1.96m x 1.96m)

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!

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

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.

COUNCIL TAX BAND D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
79	58
EU Directive 2002/91/EC	
England & Wales	



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