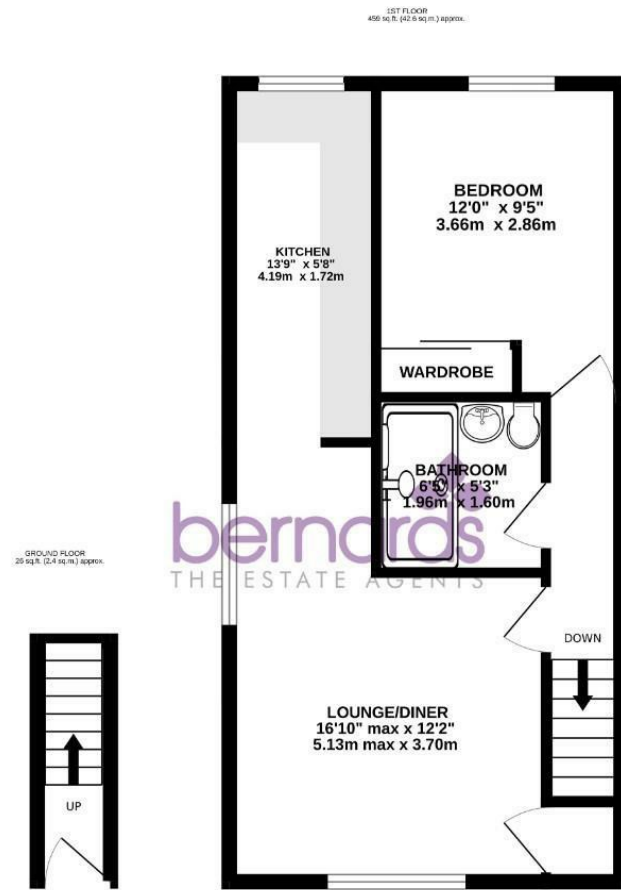


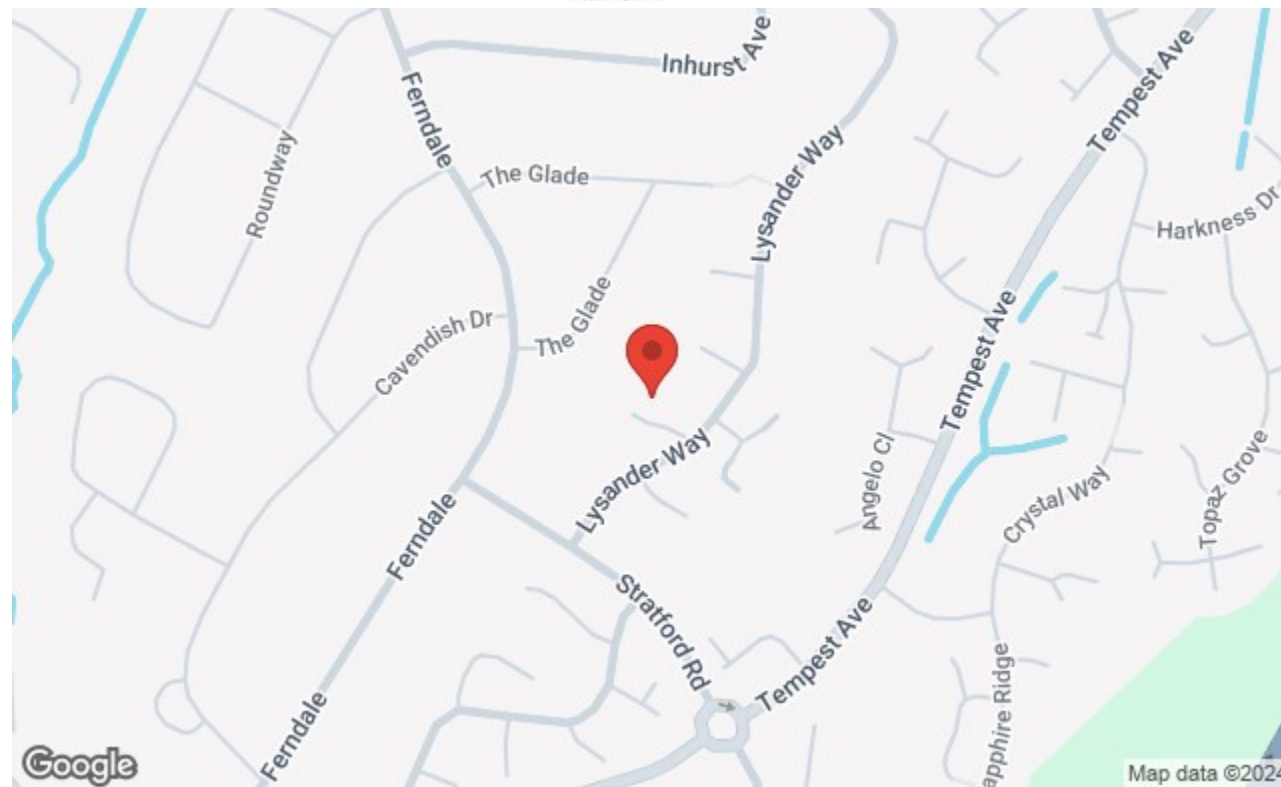


Guide Price £175,000

Othello Drive, Waterlooville PO7 8LA



TOTAL FLOOR AREA: 495 sq ft (45.9 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.  
 Made with Mapbox 10/24



## HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ FIRST FLOOR
- ❖ MAISONETTE
- ❖ ALLOCATED PARKING
- ❖ SHOWER ROOM
- ❖ MODERN KITCHEN
- ❖ BREAKFAST BAR
- ❖ TEMPEST LOCATION
- ❖ 999 YEAR LEASE
- ❖ PERFECT FIRST TIME BUY

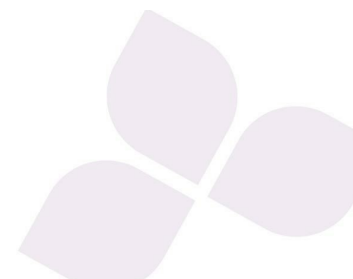
Welcome to this maisonette located on Othello Drive in Waterlooville. This delightful property boasts a cosy reception room, perfect for relaxing after a long day. With one bedroom and one bathroom, this home is ideal for a single professional or a couple looking for a comfortable living space.

Situated on the first floor, this maisonette offers a sense of privacy and tranquillity. The property features an allocated parking space, ensuring convenience for residents with vehicles. The Tempest

location provides a peaceful environment, away from the hustle and bustle of the city, making it a serene place to call home.

Upon entering, you are greeted with a private entrance that adds an extra layer of exclusivity to this lovely abode. Whether you are looking to step onto the property ladder or seeking a cosy retreat, this maisonette on Othello Drive offers a wonderful opportunity to create your own haven in Waterlooville.

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

## LANDING

## LOUNGE/DINER

16'10" x 12'2" (5.13m x 3.71m)

## KITCHEN

13'9" x 5'8" (4.19m x 1.73m)

## BEDROOM

12' x 9'5" (3.66m x 2.87m)

## BATHROOM

5'3" x 6'5" (1.60m x 1.96m)

## ALLOCATED PARKING SPACE

## COUNCIL TAX BAND A £1407

## ANTI MONEY LAUNDERING

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 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.

## SOLICITOR/ CONVEYANCING

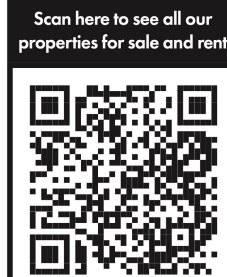
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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.

## REMOVAL QUOTE

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.



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			
EU Directive 2002/91/EC		65	76
England & Wales			



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