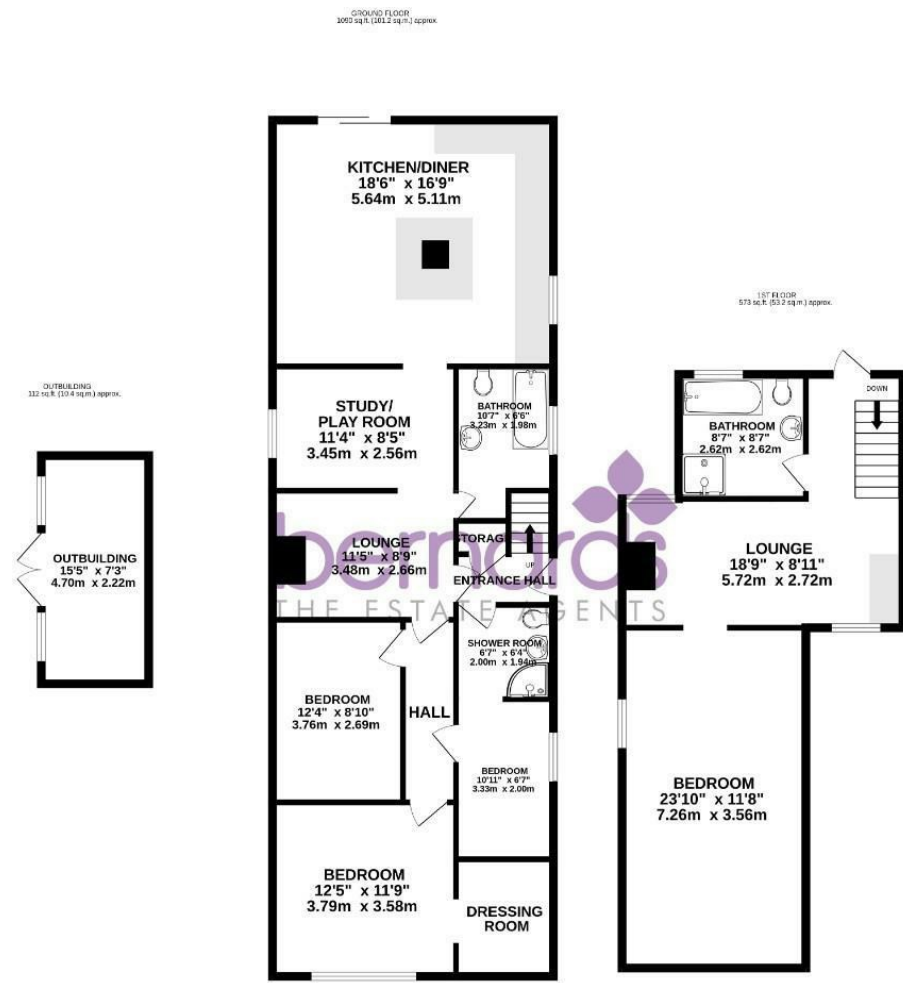


FOR SALE

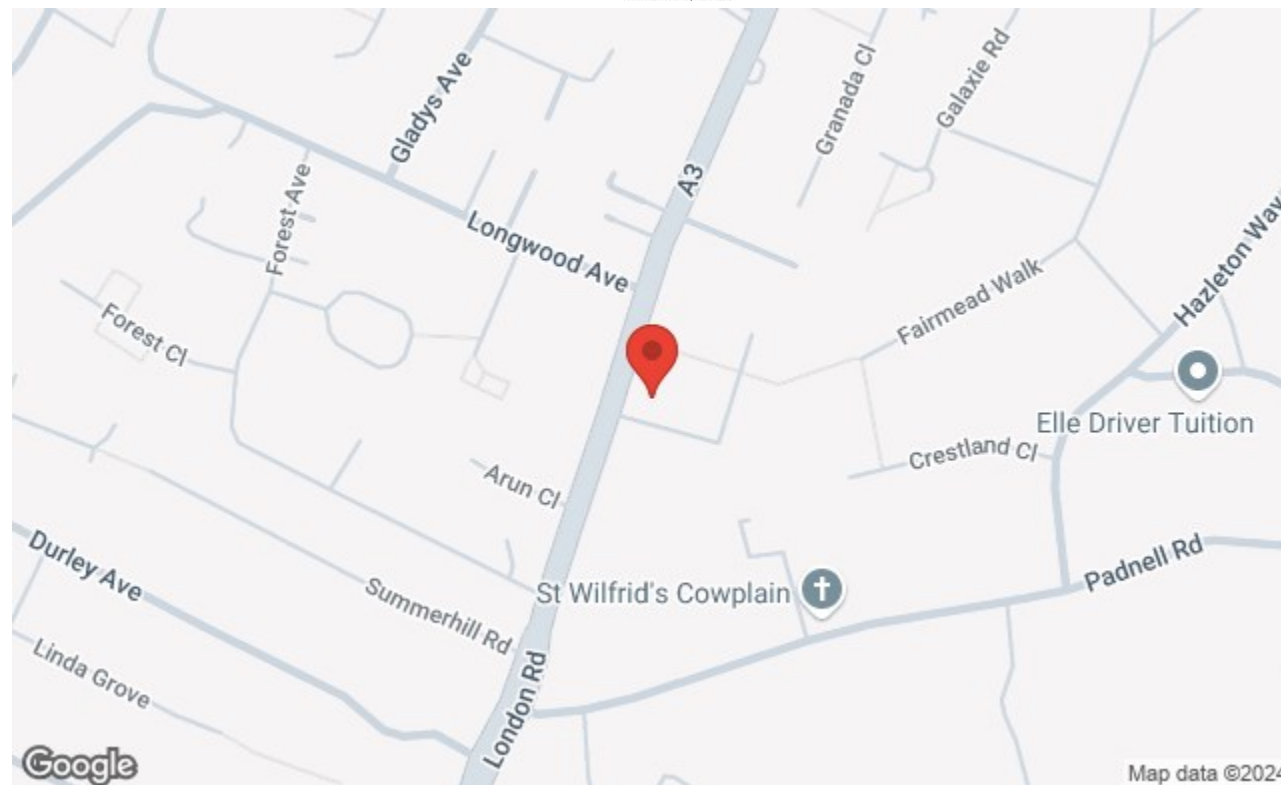
Offers In Excess Of £350,000

London Road, Waterlooville PO8 8EW

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA - 1775 sq.ft. (164.9 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 Metropix ©2024.



4 3 2

HIGHLIGHTS

- UNIQUE FAMILY HOME
FOUR BEDROOMS
VERSATILE LAYOUT
TWO RECEPTION ROOMS
18FT KITCHEN/DINER
THREE BATHROOMS
OFF ROAD PARKING
GARDEN ROOM
CENTRAL LOCATION
A MUST VIEW

Welcome to this unique property located on London Road in the charming area of Cowplain, Waterlooville. This former commercial building has been transformed into a stunning house that boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family.

With four spacious bedrooms, there is plenty of room for everyone to have their own space. The three modern bathrooms ensure that there will be no more waiting in line during the morning rush. The property also features a garden room.

This property truly stands out as it has been updated to a very high standard, offering a blend of character and contemporary living. The two/three receptions provide flexibility in how you can utilise the space, whether it be a formal dining room, a cosy reading nook, or a home office.

Don't miss the opportunity to own this exceptional property that combines history with modern amenities. Contact us today to arrange a viewing and envision the possibilities that this unique home 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**  
18'6" x 16'9" (5.64m x 5.11m)

**DINING/PLAY ROOM**  
8'5" x 11'4" (2.57m x 3.45m)

**LOUNGE**  
11'5" x 8'9" (3.48m x 2.67m)

**BEDROOM**  
12'4" x 8'10" (3.76m x 2.69m)

**BEDROOM**  
12'5" x 11'9" (3.78m x 3.58m)

**DRESSING ROOM**  
6'2" x 7'11" (1.88m x 2.41m)

**BEDROOM**  
6'7" x 10'11" (2.01m x 3.33m)

**SHOWER ROOM**  
6'7" x 6'4" (2.01m x 1.93m)

**BATHROOM**  
6'6" x 10'7" (1.98m x 3.23m)

**UPPER FLOOR**

**LIVING AREA**  
8'11" x 18'9" (2.72m x 5.72m)

**BEDROOM**  
23'10" x 11'8" (7.26m x 3.56m)

**BATHROOM**  
8'7" x 8'7" (2.62m x 2.62m)

**GARDEN ROOM**  
7'3" x 15'5" (2.21m x 4.70m)

**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**

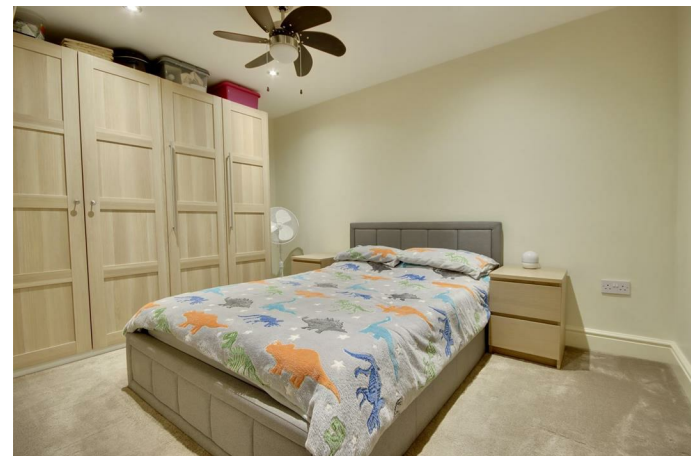
- If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(54-68) D	
(39-53) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	59
EU Directive 2002/91/EC	
England & Wales	



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