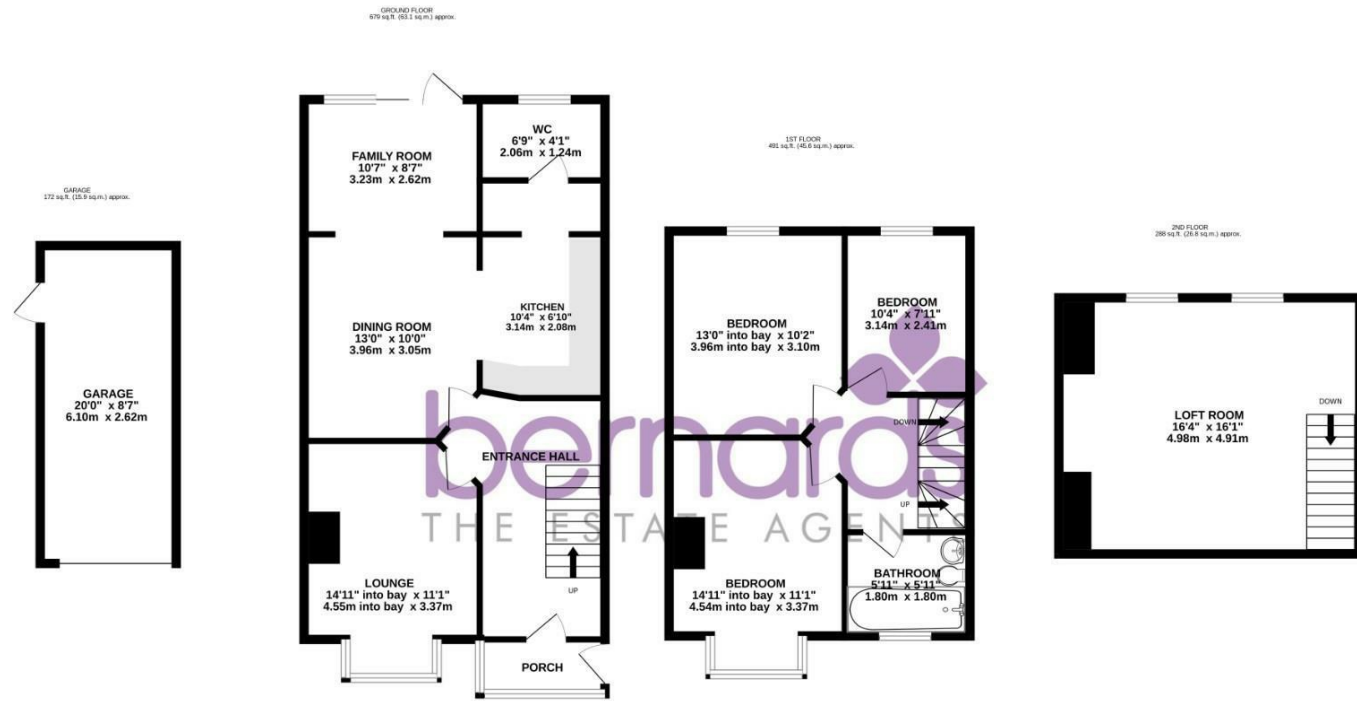


FOR SALE

Offers In Excess Of £450,000

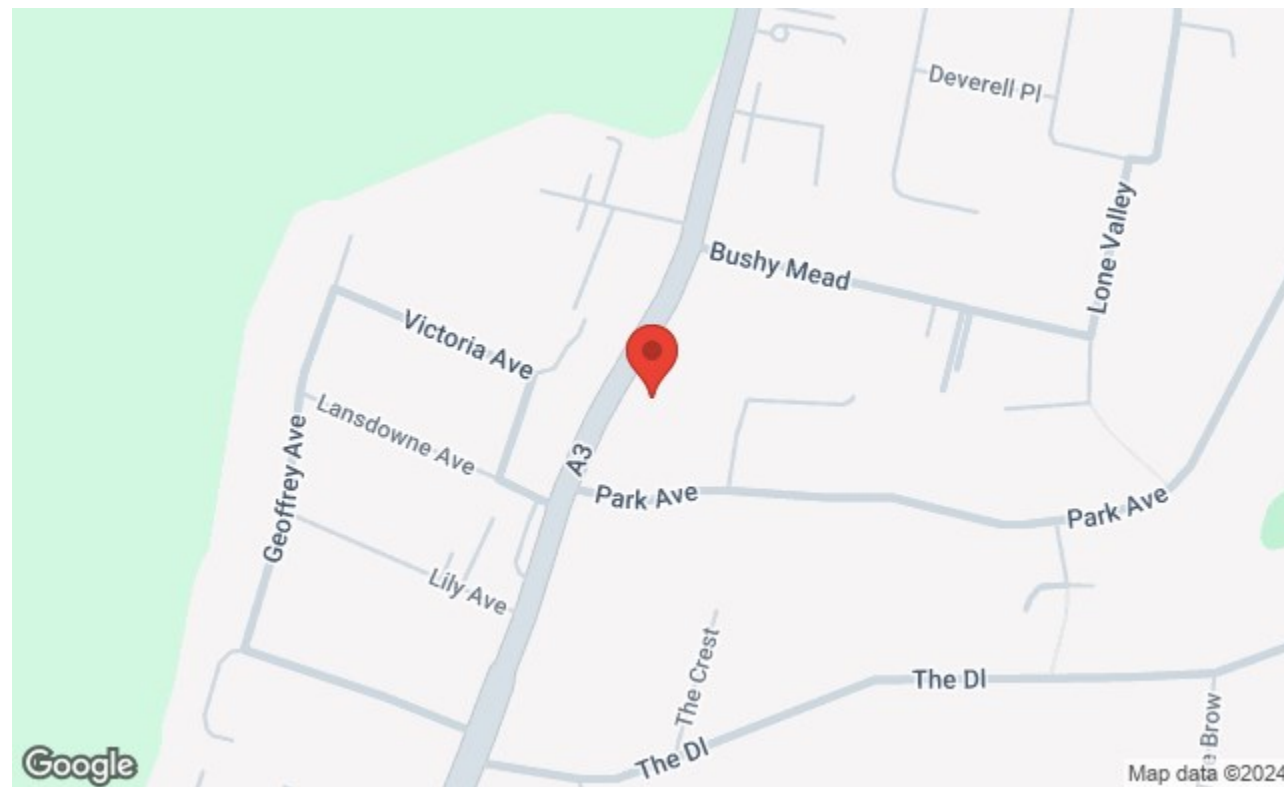
London Road, Waterlooville PO7 5AG

bernards  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1630 sq.ft. (151.4 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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3 Bedrooms, 1 Bathroom, 3 Reception Rooms

### HIGHLIGHTS

- THREE BEDROOMS
- SEMI-DETACHED
- LARGE LOFT ROOM
- FRONT DRIVEWAY
- LARGE REAR GARDEN
- OPEN PLAN KITCHEN
- STUNNING BATHROOM
- SOUGHT AFTER LOCATION
- 20FT GARAGE
- A MUST VIEW

We are delighted to welcome to the sales market, this large family home in Widley, Waterlooville. As you step inside, you are greeted by three inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day, with the dining room being open plan to the kitchen, and family room, it is a great hub for family parties. The living room, located at the front sees a large bay window flooding the room with natural light, and also benefits from a log burner for the winter.

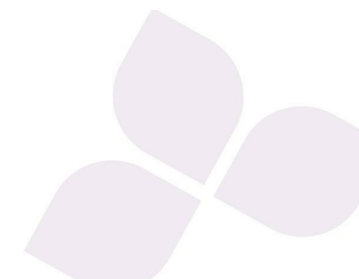
With three bedrooms, there is ample space for the whole family to relax and recharge, with the addition of a luxury family bathroom. The loft room offers additional versatility, whether it be for a home office, playroom, or simply a quiet retreat.

The property boasts a traditional charm that is sure to make you feel right at home. The lovely big rear garden provides a peaceful sanctuary where you can enjoy the outdoors in privacy.

Parking will never be an issue with space for multiple vehicles, with a large driveway and a generous 20ft garage. Whether you're a car enthusiast or simply value convenience, this property has you covered.

Don't miss out on the opportunity to own this traditional family home with modern conveniences. Book a viewing today and envision the endless possibilities that this property 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

**LOUNGE**  
14'11" into bay x 10'11" (4.55m into bay x 3.33m )

**DINING ROOM**  
10' x 13' (3.05m x 3.96m)

**KITCHEN**  
6'10" x 10'4" (2.08m' x 3.15m)

**FAMILY ROOM**  
10'7" x 8'7" (3.23m x 2.62m)

**W.C**  
6'9" x 4'11" (2.06m' x 1.50m)

**BEDROOM ONE**  
11'1" x 14'11" into bay (3.38m x 4.55m into bay)

**BEDROOM TWO**  
10'2" x 13' (3.10m' x 3.96m)

**BEDROOM THREE**  
10'6" x 6'9" (3.20m x 2.06m)

**BATHROOM**  
5'11" x 5'11" (1.80m x 1.80m)

**LOFT ROOM**  
8'7" x 20' (2.62m x 6.10m)

**GARAGE**  
8'7" x 20' (2.62m x 6.10m)

## 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 C

## 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.

## 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!



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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	
England & Wales	



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