

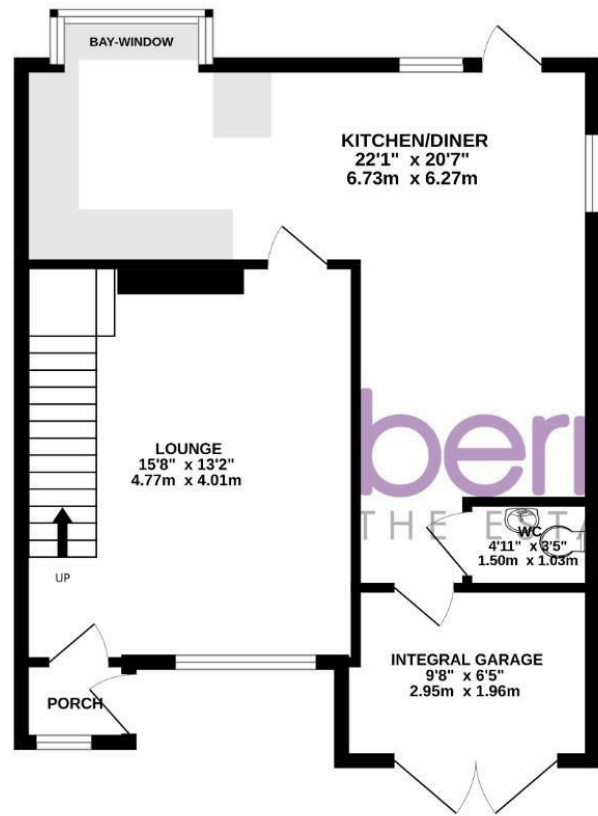
FOR SALE

Offers In Excess Of £365,000

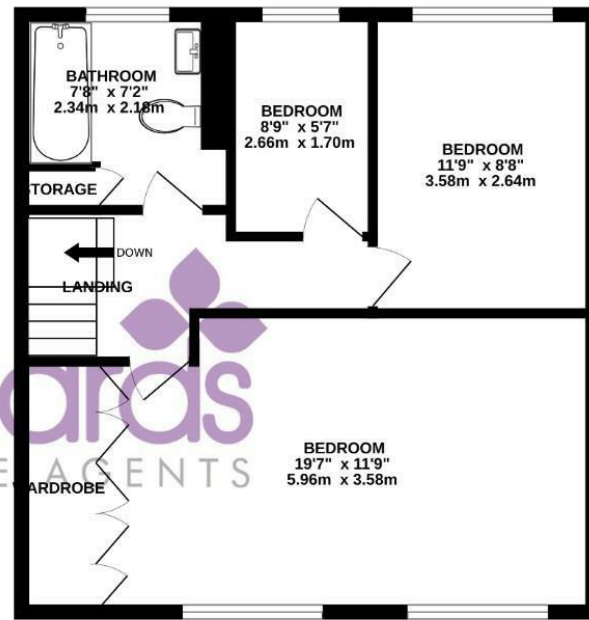
Covert Grove, Waterlooville PO7 8EY

bernards THE ESTATE AGENTS

GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (103.0 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



3 bedrooms, 1 bathroom, 2 receptions

HIGHLIGHTS

- THREE BEDROOMS
VERY WELL PRESENTED
HIGH QUALITY FINISH
TWO RECEPTIONS
OPEN PLAN KITCHEN
GROUND FLOOR W.C
LARGE MASTER BEDROOM
MODERN BATHROOM
SOUGHT AFTER LOCATION
LARGE DRIVEWAY

We are delighted to introduce this absolutely stunning property for sale in the heart of the highly sought after area of Waterlooville.

The outside of the property boasts two/three off road parking spaces, along with a well maintained front lawn. You also have an integrated garage, that has been reduced in size, to allow the creation of another internal room, and now ideally functions for storage.

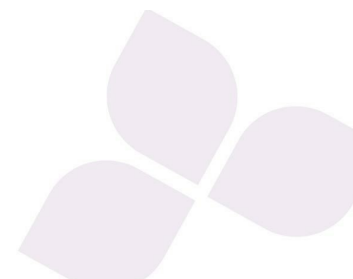
Moving inside, it is immediately clear that the property is finished to an extremely high standard, with its inset LED lighting, modern staircase and overall high specification. Moving into the kitchen, you have high quality work tops and units, all of which are soft close, along with modern induction hob and extractor fan. Off the kitchen you have a large dining area, W.C and access to both the garage and low maintenance rear garden.

Moving upstairs you have two double bedrooms and a good sized single. The master bedroom is a stunning space with its built in wardrobes and contemporary finish, it would make a wonderful master bedroom for a family.

The family bathroom has also been finished to a very high standard, its ultra-modern specification gives a real feel of luxury and acts as the perfect space to relax and unwind.

A property finished to this standard, does not come onto the market very often, twinned with its ideal location, being close to the motorway making it an ideal house for commuters along with it being semi detached, having off road parking and a garage, we strongly anticipate booking an early viewing to avoid disappointment!

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
15'8" x 13'2" (4.78m x 4.01m)

KITCHEN/DINER
22'1" x 20'7" (6.73m x 6.27m)

W.C
4'11" x 3'5" (1.50m x 1.04m)

BEDROOM ONE
19'7" x 11'9" (5.97m x 3.58m)

BEDROOM TWO
11'9" x 8'8" (3.58m x 2.64m)

BEDROOM THREE
8'9" x 5'7" (2.67m x 1.70m)

BATHROOM
7'8" x 7'2" (2.34m x 2.18m)

GARAGE
9'8" x 6'5" (2.95m x 1.96m)

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 B

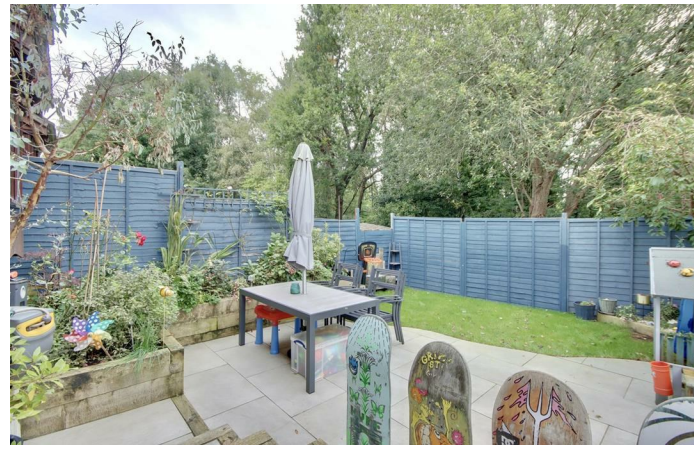
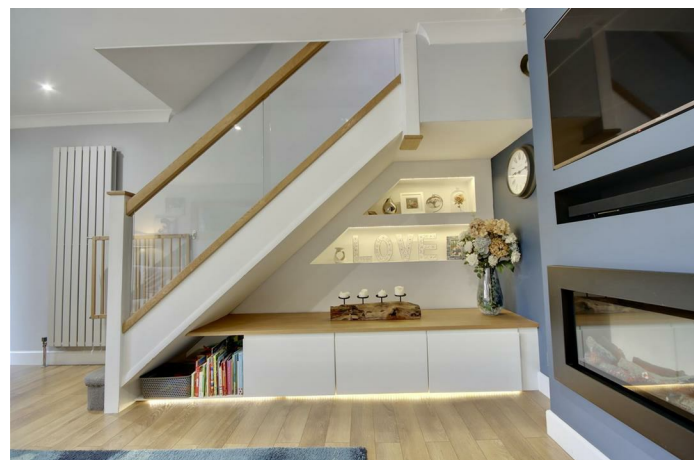
OFFER CHECK PROCEDURE -

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	
(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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