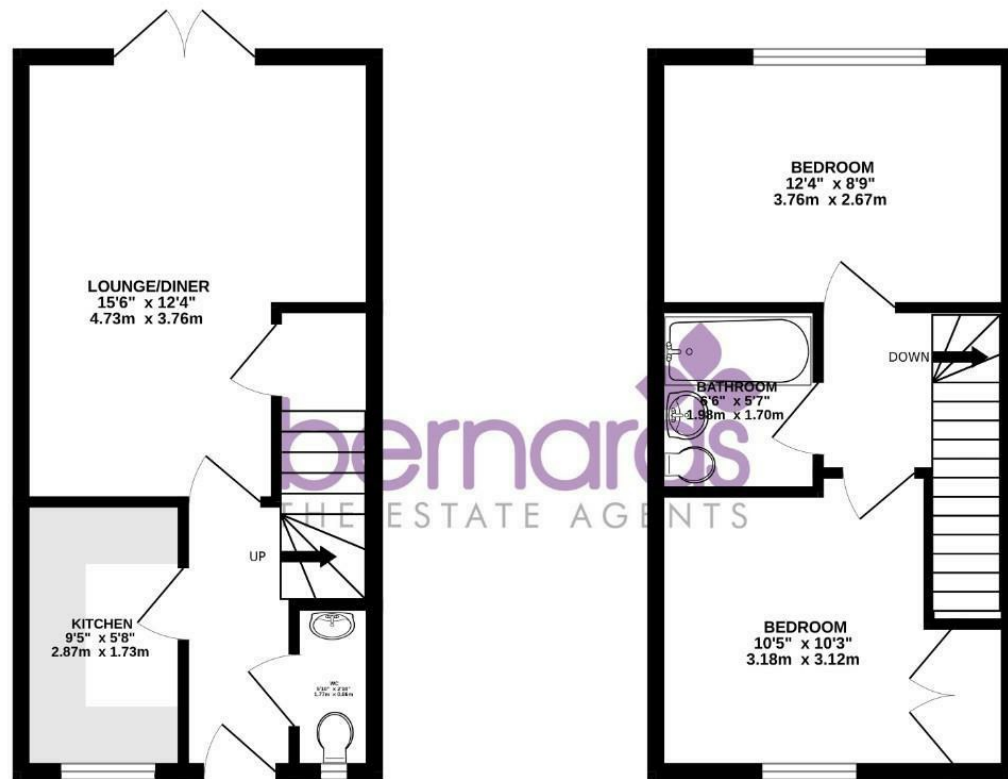
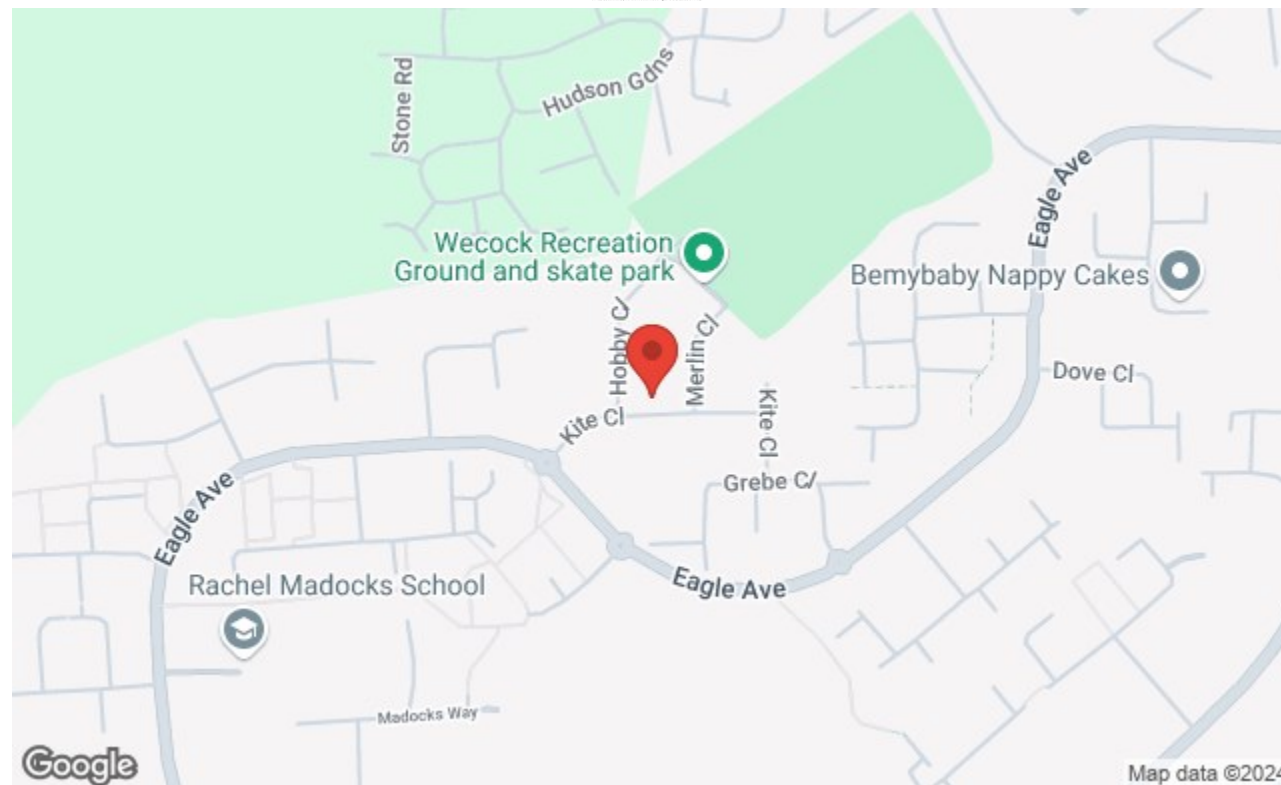


GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.3 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 illustration 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 02024



FOR SALE

Offers In Excess Of £220,000

Kite Close, Waterloooville PO8 9UJ

bernards
THE ESTATE AGENTS



2 bedrooms, 1 bathroom, 1 living area

HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ MODERN HOME
- ❖ MID-TERRACE
- ❖ PARKING TO FRONT
- ❖ CLOSE TO AMENITIES
- ❖ GROUND FLOOR W.C
- ❖ LOW MAINTENANCE GARDEN
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ BUILT IN STORAGE
- ❖ A MUST VIEW

Welcome to this well presented mid-terrace house located in Kite Close, Waterloooville. This delightful property is perfect for first-time buyers looking for a cozy and well-maintained home.

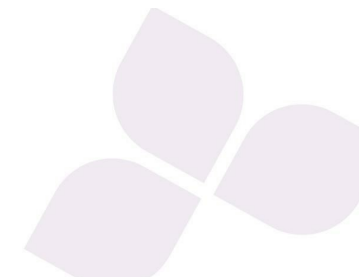
As you step inside, you are greeted by a lovely reception room, ideal for relaxing or entertaining guests. The property boasts two spacious double bedrooms, providing ample space for a growing family or guests staying over.

Adding a touch of convenience, the

ground floor benefits from a w.c off the entrance hall. Additionally, the parking space right outside your front door ensures that you never have to worry about finding a spot for your vehicle.

With no forward chain, this home is ready and waiting for its new owners to move in and make it their own. Don't miss out on the opportunity to own this lovely mid-terrace house. Contact us today to arrange a viewing and make this property your new home!

Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX
 t: 02392 232 888



Call today to arrange a viewing
 02392 232 888
 www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN
9'5" x 5'8" (2.87m x 1.73m)

LOUNGE/DINER
15'6" x 12'4" (4.72m x 3.76m)

W.C
5'10" x 2'10" (1.78m x 0.86m)

BEDROOM ONE
10'5" x 10'3" (3.18m x 3.12m)

BEDROOM TWO
12'4" x 8'9" (3.76m x 2.67m)

BATHROOM
6'6" x 5'7" (1.98m x 1.70m)

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

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!

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 (92-100) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
71	

EU Directive 2002/91/EC
England & Wales



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