

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



Guide Price £450,000

Stakes Road, Waterloooville PO7 5NU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ HEATED SWIMMING POOL
- ❖ HOT TUB
- ❖ THREE BEDROOMS
- ❖ DOUBLE GARAGE
- ❖ SOUTH FACING GARDEN
- ❖ OFF ROAD PARKING
- ❖ SEMI DETACHED
- ❖ SOUGHT AFTER LOCATION
- ❖ LARGE SUN LOUNGE
- ❖ A MUST VIEW

*****THREE BEDROOM SEMI-DETACHED PROPERTY WITH LARGE SWIMMING POOL*****

We are delighted to introduce to the sales market this well presented three bedroom semi-detached property on Stakes Road, in Waterloooville.

The property's front exterior is set back from the main road and hence is an excellent size, providing off road parking for multiple cars to the front of the home and a large double garage to the rear makes this a must for a large family.

The ground floor consists of a large lounge which is flooded with light from

the large sun lounge that leads to the garden. The ground floor is continued by the w.c, dining room, side utility space and kitchen.

The south facing garden is an excellent size. With a large heated swimming pool and bar its a perfect area to entertain.

On the first floor you have three bedrooms, all of which are flooded with natural light. completing the first floor is the family bathroom. leading to the top floor you have a loft conversion which can be used as storage or a bedroom.

We strongly recommend booking an internal viewing to fully appreciate what's on offer!

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



PROPERTY INFORMATION

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : C

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and

timely manner.

Please ask a member of staff for further details!

LOUNGE

14'4" x 11'11" (4.39 x 3.65)

DINING ROOM

12'4" x 10'0" (3.78 x 3.07)

KITCHEN/BREAKFAST ROOM

17'9" x 17'3" (5.43 x 5.28)

CONSERVATORY

17'1" x 11'9" (5.23 x 3.60)

LEAN TO

27'3" x 4'7" (8.31 x 1.42)

BATHROOM

5'6" x 6'5" (1.68 x 1.96)

BEDROOM ONE

12'0" x 12'3" (3.68 x 3.74)

BEDROOM TWO

10'0" x 12'4" (3.07 x 3.78)

BEDROOM THREE

18'0" x 14'2" (5.49 x 4.34)

BEDROOM FOUR

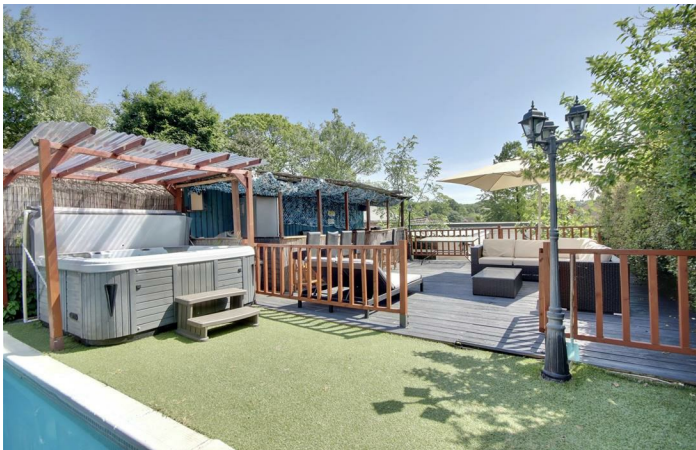
7'6" x 8'11" (2.31 x 2.74)

GARAGE

22'1" x 17'1" (6.75 x 5.21)

OUTBUILDING

10'0" x 11'5" (3.06 x 3.48)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	65
(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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