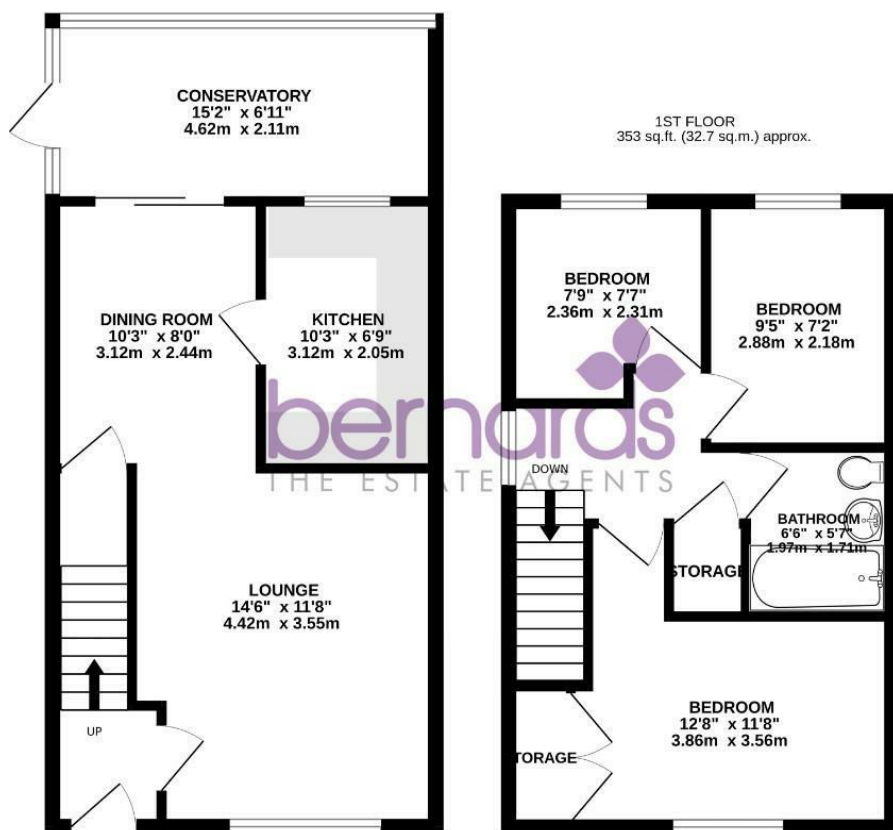
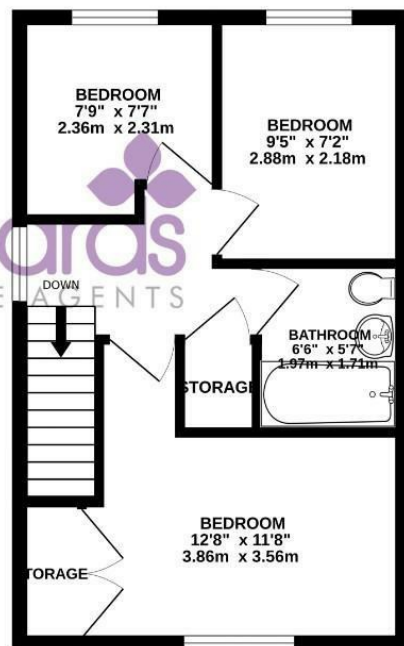


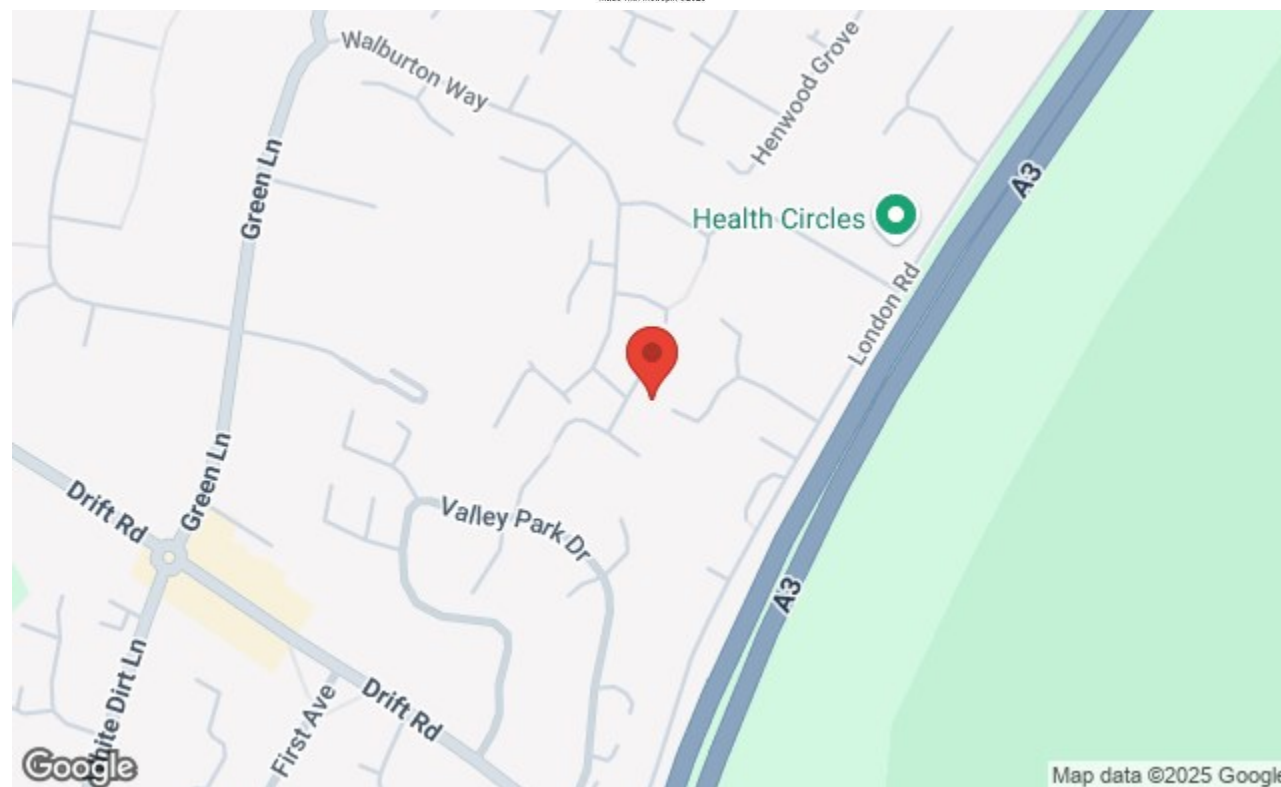
GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 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.
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Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX
t: 02392 232 888



Offers In Excess Of £315,000

Tillington Gardens, Waterloooville PO8 0XQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED
- ❖ TWO RECEPTIONS
- ❖ CONSERVATORY
- ❖ NEUTRALLY DECORATED
- ❖ MODERN BATHROOM
- ❖ OFF ROAD PARKING
- ❖ STORAGE
- ❖ OVERLOOKING GREEN
- ❖ A MUST VIEW

Welcome to Tillington Gardens in the charming village of Clanfield. This delightful semi-detached house offers a perfect blend of comfort and style. As you step inside, you are greeted by the lounge, which is open plan to the dining room making it ideal for relaxing or entertaining guests. The ground floor also sees a well presented kitchen and conservatory.

With three bedrooms, there is ample space for a small family or guests to stay over. The bathroom is modern and offers a great retreat after a long day.

One of the standout features of this

property is the parking space for two vehicles, ensuring convenience for you and your visitors. Whether you're a first-time buyer, a small family, or someone looking to downsize, this property offers a wonderful opportunity to create a warm and inviting home situated close to schools and local amenities in a sought-after location.

Don't miss out on the chance to make Tillington Gardens your new address - a place where comfort and convenience meet in perfect harmony.

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



PROPERTY INFORMATION

LOUNGE
11'8" x 14'6" (3.56m x 4.42m)

DINING ROOM
8' x 10'3" (2.44m x 3.12m)

KITCHEN
6'9" x 10'3" (2.06m x 3.12m)

CONSERVATORY
15'2" x 6'11" (4.62m x 2.11m)

BEDROOM ONE
12'8" x 11'8" (3.86m x 3.56m)

BEDROOM TWO
9'5" x 7'2" (2.87m x 2.18m)

BEDROOM THREE
7'7" x 7'9" (2.31m x 2.36m)

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 C

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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		84
(81-91) B		
(69-80) C	70	
(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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