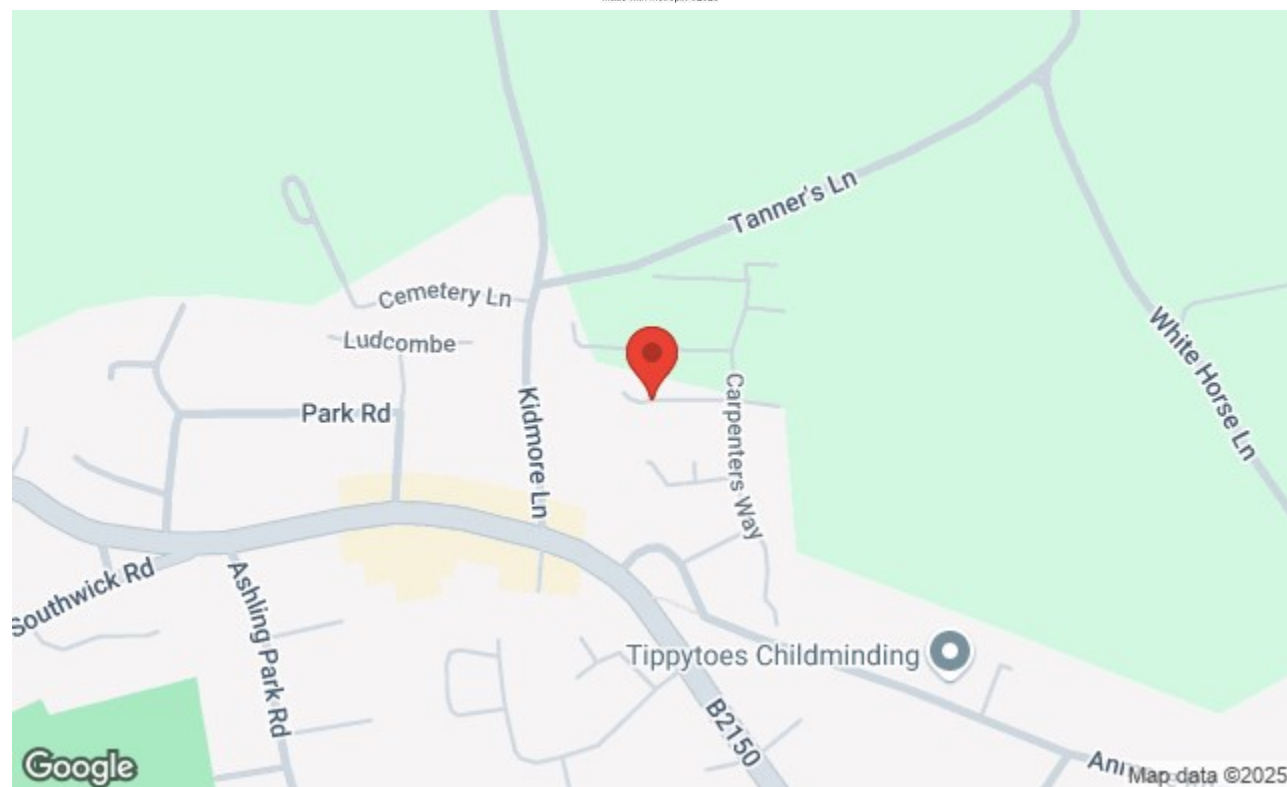


TOTAL FLOOR AREA : 670 sq.ft. (62.2 sq.m.) approx.

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, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



**FOR SALE**

Offers In Excess Of £300,000

Carpenters Close, Waterlooville PO7 6GD

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOM
- ❖ MODERN SEMI-DETACHED HOUSE
- ❖ KITCHEN/DINER
- ❖ LIVING ROOM
- ❖ FAMILY BATHROOM
- ❖ VILLAGE LOCATION
- ❖ BUILT IN 2020
- ❖ PARKING FOR TWO VEHICLES
- ❖ NO CHAIN

This is an excellent opportunity to purchase a contemporary two-bedroom semi-detached house, located in the sought-after Carpenters Field development in Denmead.

The property features a front-facing living room, a spacious kitchen/diner with integrated white goods, and a convenient downstairs W.C. On the first floor, you'll find two generously sized double bedrooms, with the master benefiting from an ensuite shower room. A stylish family bathroom

completes the upstairs accommodation. The south-facing rear garden is mainly laid to lawn with a patio area.

At the front of the property, there is 2 car driveway.

Don't miss out – contact us today to arrange your viewing, as we anticipate this property won't be available for long!

Call today to arrange a viewing

02392 232 888

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
14'7" x 10'9" (4.46 x 3.28)

**KITCHEN/DINER**  
14'0" x 8'6" (4.27 x 2.61)

**BATHROOM**  
7'6" x 6'5" (2.31 x 1.96)

**BEDROOM ONE**  
10'9" x 9'8" (3.28 x 2.97)

**BEDROOM TWO**  
12'0" x 7'0" (3.68 x 2.15)

**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

**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.

**COUNCIL TAX BAND C**

**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!



Energy Efficiency Rating	
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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