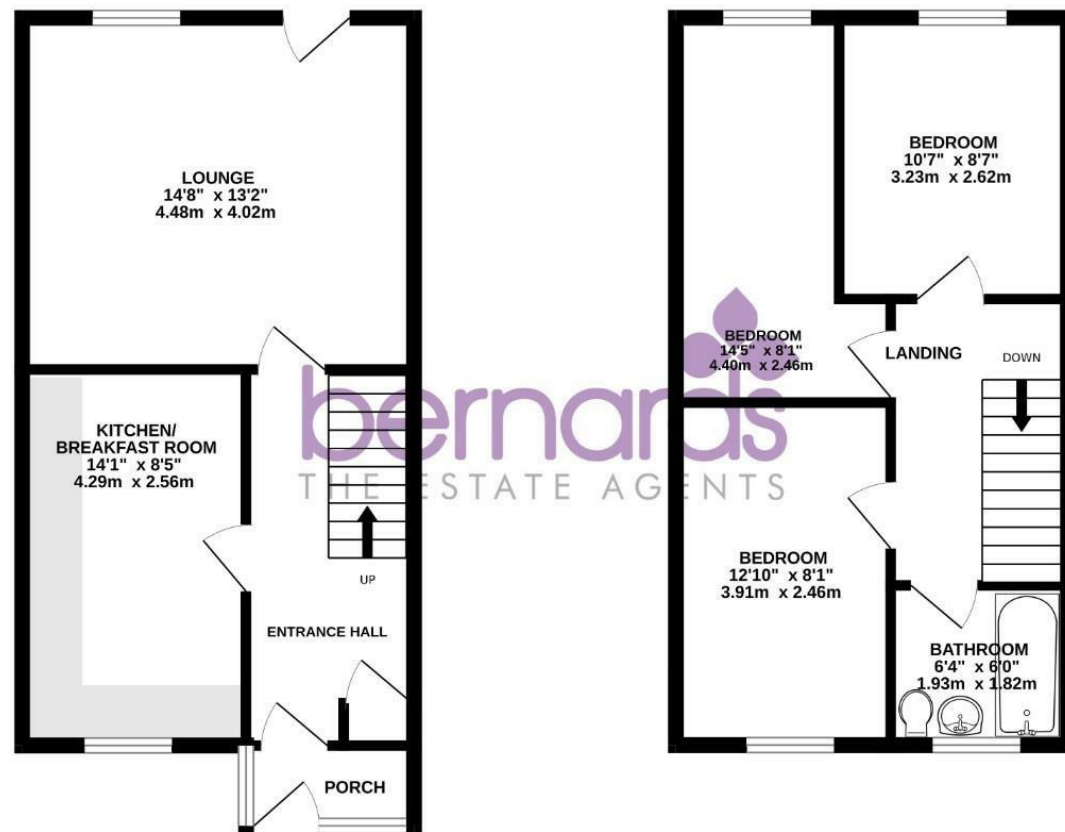
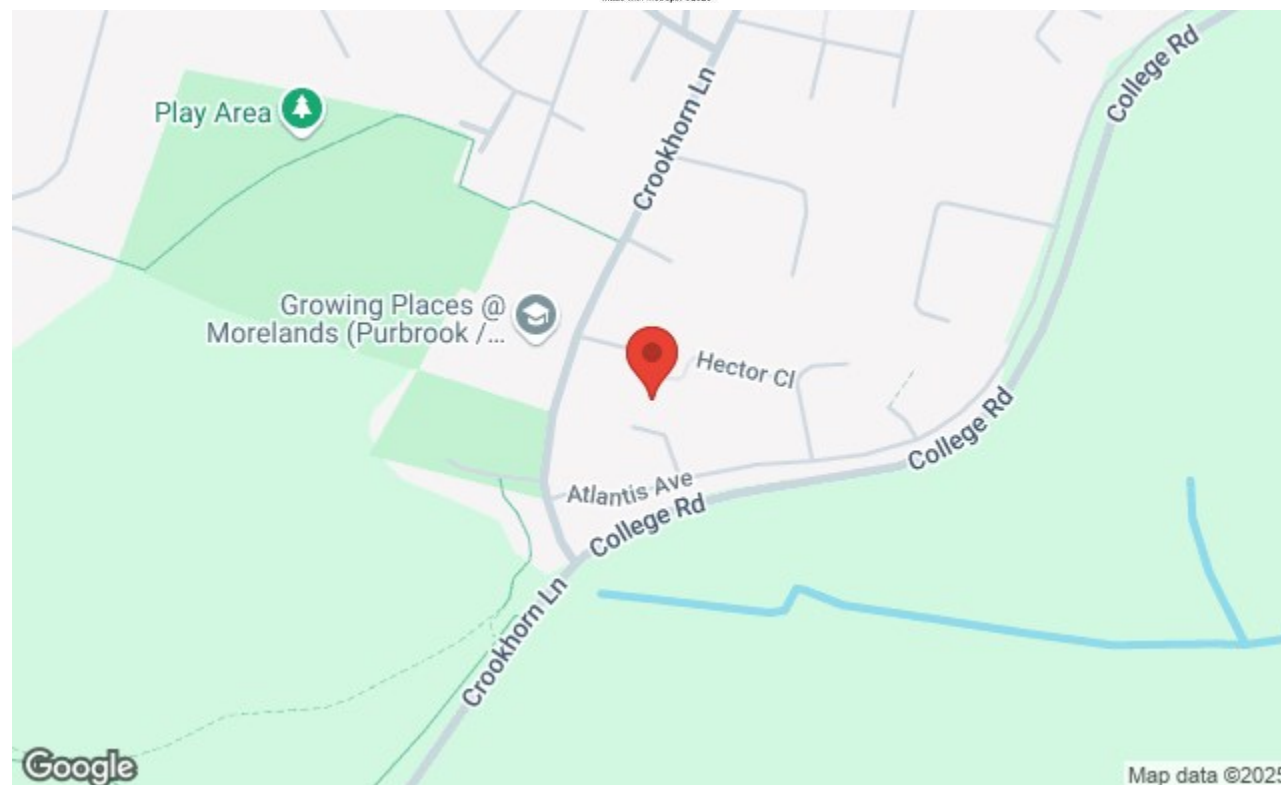


GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.2 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.
Made with Metropix 5/2025



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



Offers In Excess Of £280,000

Minerva Close, Waterlooville PO7 8BD



HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ END-OF-TERRACE
- ❖ FRONT AND REAR GARDEN
- ❖ CUL-DE-SAC
- ❖ MODERN KITCHEN
- ❖ IMMACULATE PRESENTATION
- ❖ IDEAL FOR FAMILIES
- ❖ NO FORWARD CHAIN
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

Nestled in the charming area of Minerva Close, Waterlooville, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space.

The house features a welcoming reception room, ideal for relaxation or entertaining guests. The layout is practical and functional, ensuring that every corner of the home is utilised effectively. The property boasts a modern bathroom, providing convenience and comfort for daily routines.

One of the standout features of this home is its readiness for immediate occupancy,

allowing you to settle in without delay. Additionally, the absence of a chain simplifies the buying process, making it an attractive option for prospective buyers.

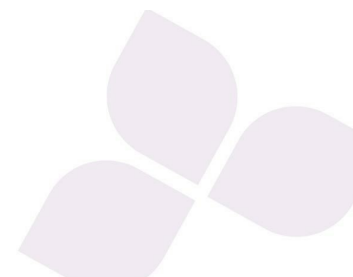
Minerva Close is situated in a friendly neighbourhood, offering a sense of community while being conveniently located near local amenities, schools, and transport links. This property is not just a house; it is a place where you can create lasting memories.

If you are in search of a lovely home in Waterlooville, this end-terrace house is certainly worth considering. With its appealing features and prime location, it is ready to welcome its new owners.

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

PORCH

6' x 3' (1.83m x 0.91m)

ENTRANCE HALL

6'1" x 14'1" (1.85m x 4.29m)

KITCHEN/BREAKFAST ROOM

8'5" x 14'1" (2.57m x 4.29m)

LOUNGE

14'8" x 13'2" (4.47m x 4.01m)

BEDROOM ONE

8'1" x 12'10" (2.46m x 3.91m)

BEDROOM TWO

8'1" x 14'5" (2.46m x 4.39m)

BEDROOM THREE

8'7" x 10'7" (2.62m x 3.23m)

BATHROOM

6' x 6'4" (1.83m x 1.93m)

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!

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

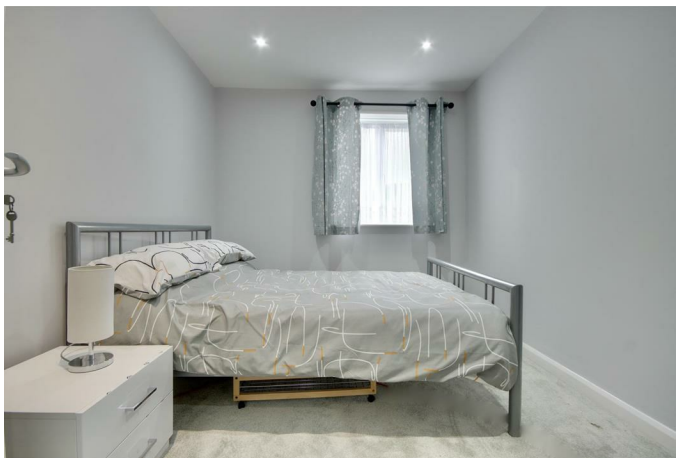
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.

COUNCIL TAX BAND B

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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