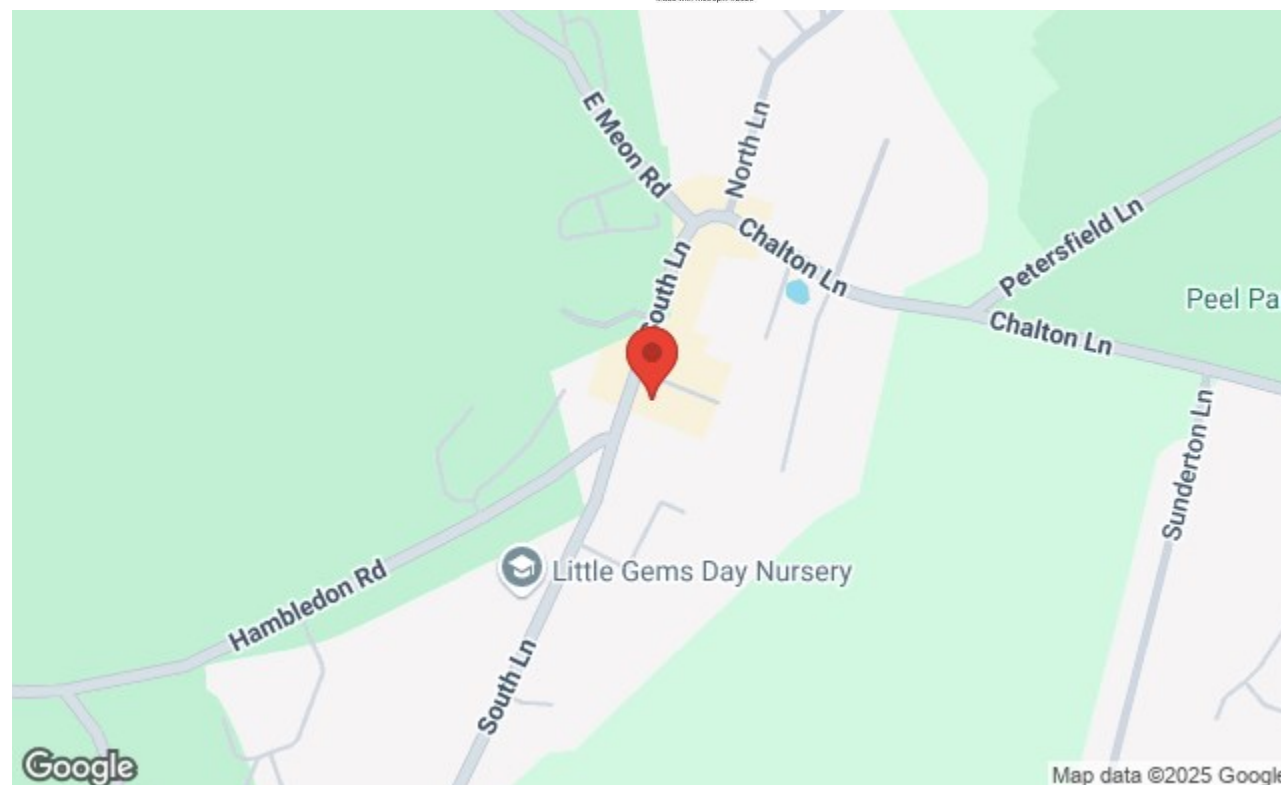


GROUND FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA - 818 sq.ft. (76.0 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.  
Made with Metrepro 2023



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



FOR SALE

Guide Price £362,500

South Lane, Waterloooville PO8 0RB

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ SEMI-DETACHED
- ❖ TWO CAR DRIVEWAY
- ❖ IMMACULATE GARDEN
- ❖ CLANFIELD LOCATION
- ❖ 13FT LOUNGE
- ❖ CONSERVATORY
- ❖ NO WORK NEEDED
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

Located in the charming village of Clanfield, Waterloooville, this immaculate semi-detached house offers a delightful living experience. Spanning an impressive 818 square feet, the property features two well-proportioned bedrooms and a modern bathroom, making it an ideal home for couples or small families.

Upon entering, you are greeted by a spacious reception room that exudes warmth and comfort, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the stunning conservatory, which provides a serene view of the low-maintenance garden, allowing you to enjoy the beauty of nature all year round. This space is perfect for enjoying a morning coffee or hosting gatherings with friends and family.

The updated kitchen is both stylish and functional, equipped with modern appliances and ample storage, ensuring that cooking is a pleasure

rather than a chore. With no work needed, you can move in and start enjoying your new home immediately.

Parking is a breeze with a two-car driveway, providing convenience for you and your guests. The property is ideally located within walking distance to local amenities, making daily errands and leisure activities easily accessible.

This semi-detached house on South Lane is a rare find, combining modern living with the charm of a village setting. It is a perfect opportunity for those seeking a comfortable and stylish home in a desirable location. Don't miss your chance to make this lovely property your own.

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





# PROPERTY INFORMATION

**KITCHEN**  
6'6" x 11'3" (1.98m x 3.43m)

**W.C**  
6' x 3'4" (1.83m x 1.02m)

**LOUNGE**  
12'4" x 13'8" (3.76m x 4.17m)

**DINING ROOM/CONSERVATORY**  
11'11" x 10'2" (3.63m x 3.10m)

**BEDROOM ONE**  
12'4" x 10'7" (3.76m x 3.23m)

**BEDROOM TWO**  
12'8" x 11'10" (3.86m x 3.61m)

**BATHROOM**  
5'10" x 8'11" (1.78m x 2.72m)

**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                                 |         | 91        |
| (81-91) B                                   | 77      |           |
| (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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