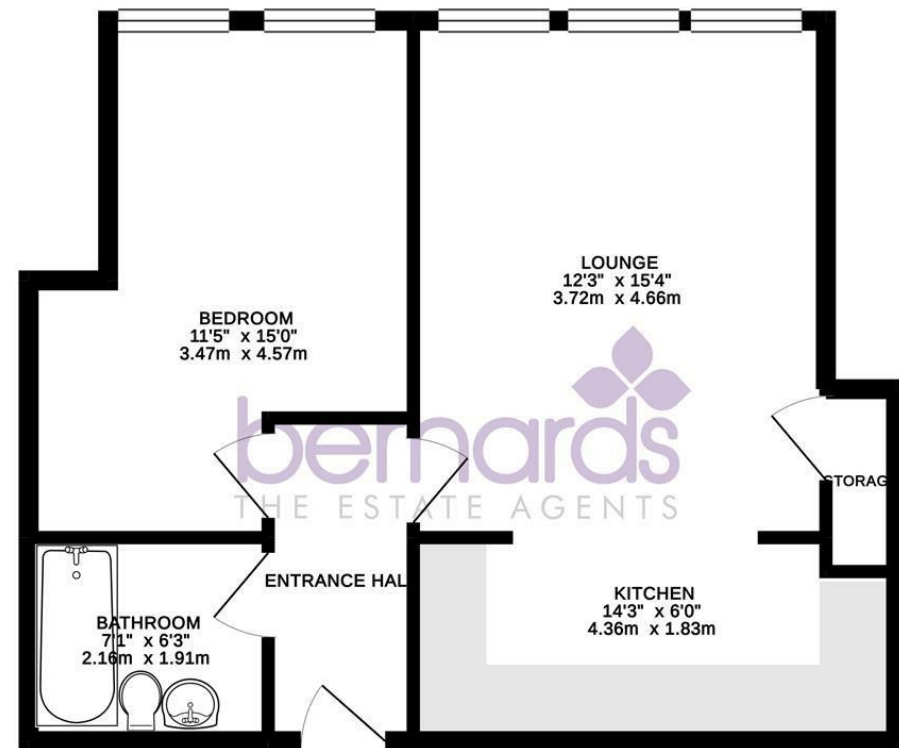
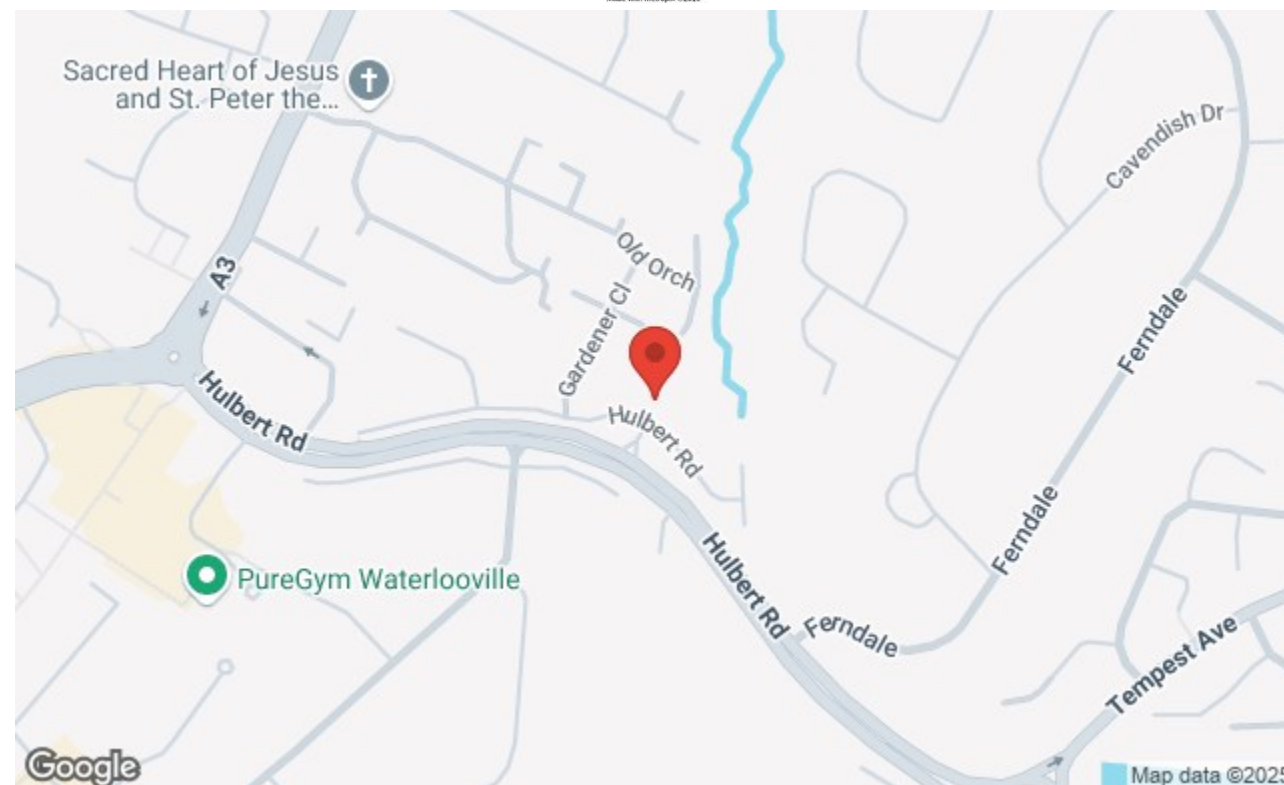


GROUND FLOOR 506 sq. ft.  
(47.0 sq. m.)



TOTAL FLOOR AREA: 506 sq. ft. (47.0 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



Guide Price £140,000

Hulbert Road, Waterloooville PO7 7FH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ LIVING ROOM
- ❖ KITCHEN
- ❖ BATHROOM
- ❖ ALLOCATED PARKING
- ❖ LIFT IN BLOCK
- ❖ INVESTMENT OPPORTUNITY
- ❖ TRANSPORT LINKS
- ❖ CENTRALLY LOCATED
- ❖ VIEWING ADVISED

Nestled on the charming Hulbert Road in Waterloooville, this delightful one-bedroom flat conversion presents an excellent investment opportunity. Spanning an inviting 506 square feet, the property boasts a well-proportioned reception room that offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The flat features a comfortable bedroom, providing a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for both residents and visitors alike. This property is ideal for first-time buyers or those looking to expand their investment portfolio.

One of the standout features of this flat is the inclusion of a dedicated parking space, a valuable asset in today's market. The Waterloooville location is particularly appealing, offering a blend of suburban tranquillity and easy access to local amenities, shops, and transport links.

In summary, this one-bedroom flat conversion on Hulbert Road is a fantastic opportunity for anyone seeking a manageable and attractive property in Waterloooville. With its thoughtful layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming flat your own.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
12'4" x 15'3" (3.76 x 4.66)

**KITCHEN**  
14'3" x 6'0" (4.36 x 1.83)

**BATHROOM**  
7'1" x 6'3" (2.16 x 1.91)

**BEDROOM**  
11'4" x 14'11" (3.47 x 4.57)

**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.

**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.

**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!

**COUNCIL TAX BAND**  
The local authority is Havant borough council.  
BAND : A



Energy Efficiency Rating		
	Current	Potential
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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