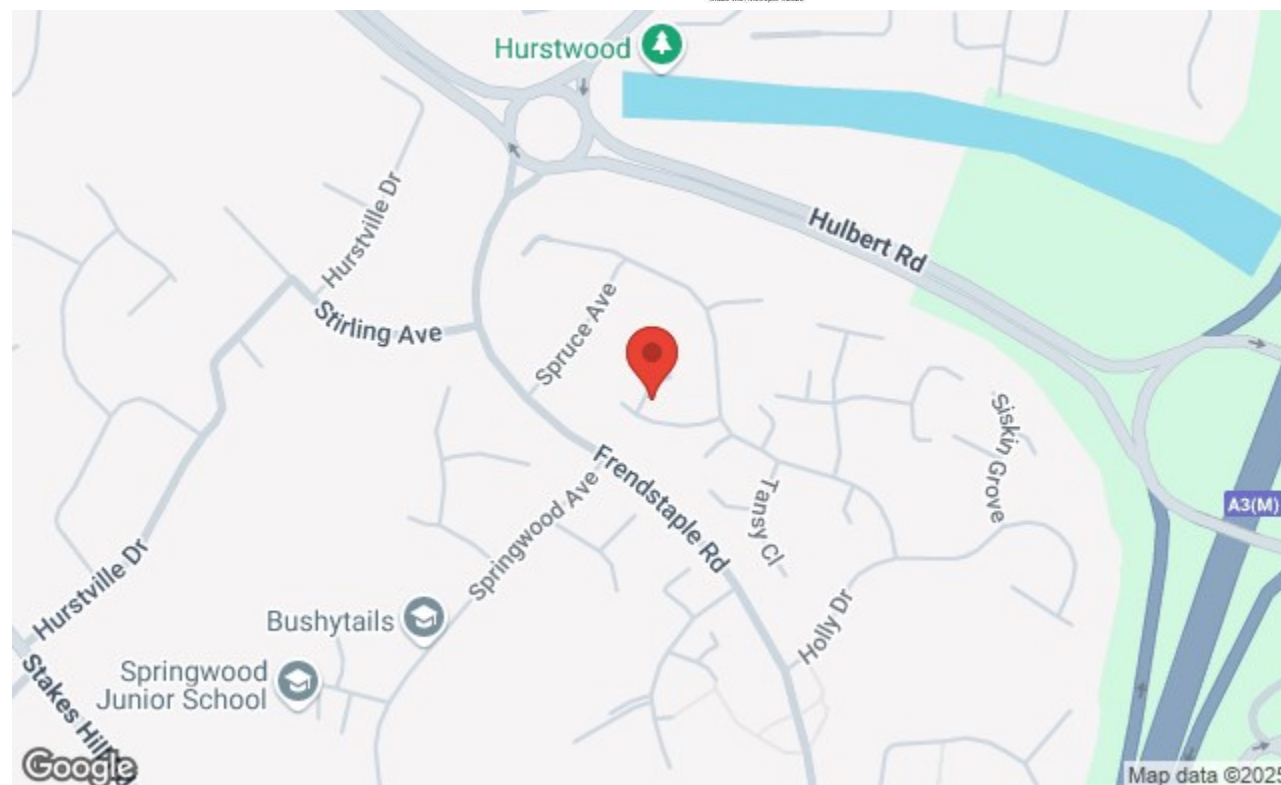


1ST FLOOR



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 misstatement. 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 MemoPro C2025.



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



Guide Price £100,000

Reedmace Close, Waterloooville PO7 8HH

bernards
THE ESTATE AGENTS



1 bed 1 bath null

HIGHLIGHTS

- ❖ MAISONETTE STUDIO
- ❖ ONE BEDROOM
- ❖ FITTED KITCHEN
- ❖ ELECTRIC HEATING
- ❖ OPEN PLAN LIVING SPACE
- ❖ SHOWER ROOM
- ❖ ACCESS TO LOFT
- ❖ OFF-ROAD PARKING
- ❖ IDEAL FIRST TIME BUY OR INVESTMENT
- VIEWING ADVISED

This delightful one-bedroom maisonette studio offers a perfect blend of comfort and convenience. Spanning an efficient 247 square feet, this property is ideal for individuals or couples seeking a low-maintenance living space.

Upon entering, you will find a well-appointed fitted kitchen that provides all the essential amenities for your culinary needs. The open-plan layout maximises the use of space, creating a warm and inviting atmosphere. The living area is designed to be both functional and cosy, making it an excellent spot to unwind after a long day.

The maisonette features a modern bathroom, ensuring that your daily routines are both comfortable and convenient. Electric heating throughout the property guarantees a warm environment during the cooler months, adding to the overall appeal of this charming home.

One of the standout features of this property is the off-road parking available for one vehicle, a rare find in many urban settings. This added convenience allows for easy access and peace of mind.

Located in a quiet residential area, Reedmace Close offers a sense of community while still being within reach of local amenities, shops, and transport links. This maisonette studio is a fantastic opportunity for those looking to establish themselves in a welcoming neighbourhood.

In summary, this one-bedroom maisonette in Waterloooville is a perfect choice for anyone seeking a compact yet comfortable living space with the added benefit of off-road parking. Don't miss the chance to make this lovely property your new home.

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



PROPERTY INFORMATION

LIVINGROOM/BEDROOM 14'7" x 8'9" (4.47 x 2.67)

KITCHEN 8'7" x 5'11" (2.62 x 1.82)

SHOWER ROOM 8'7" x 4'3" (2.62 x 1.30)

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.

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.

SOLICITORS

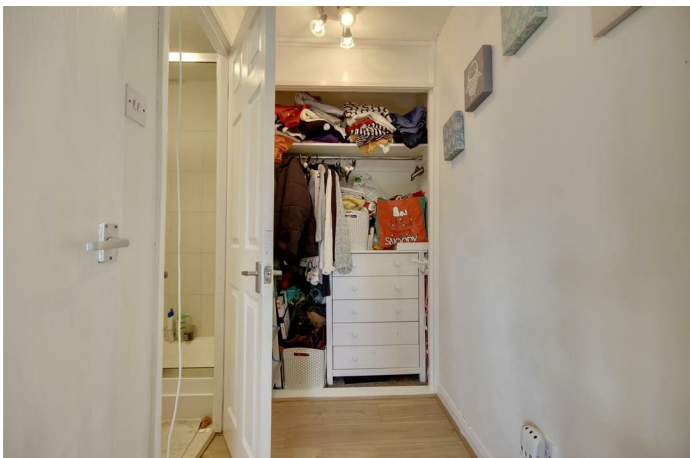
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a

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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