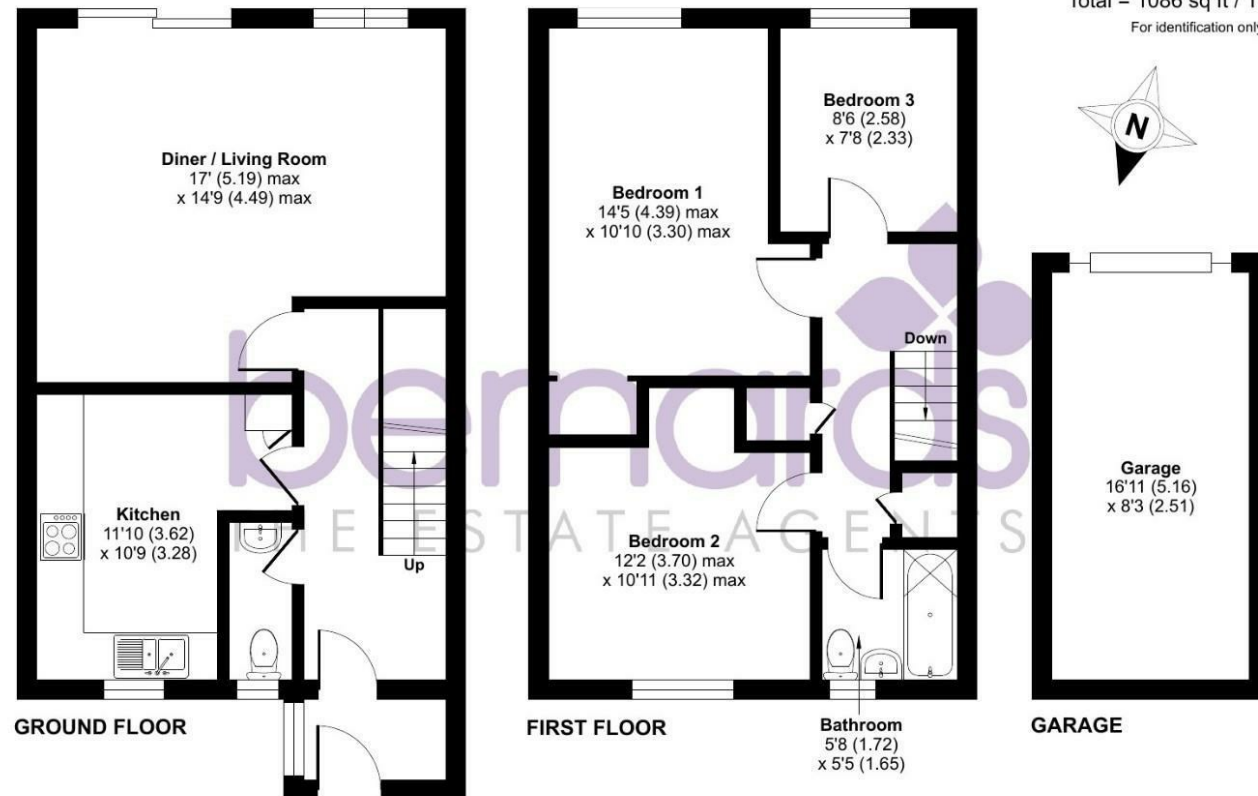
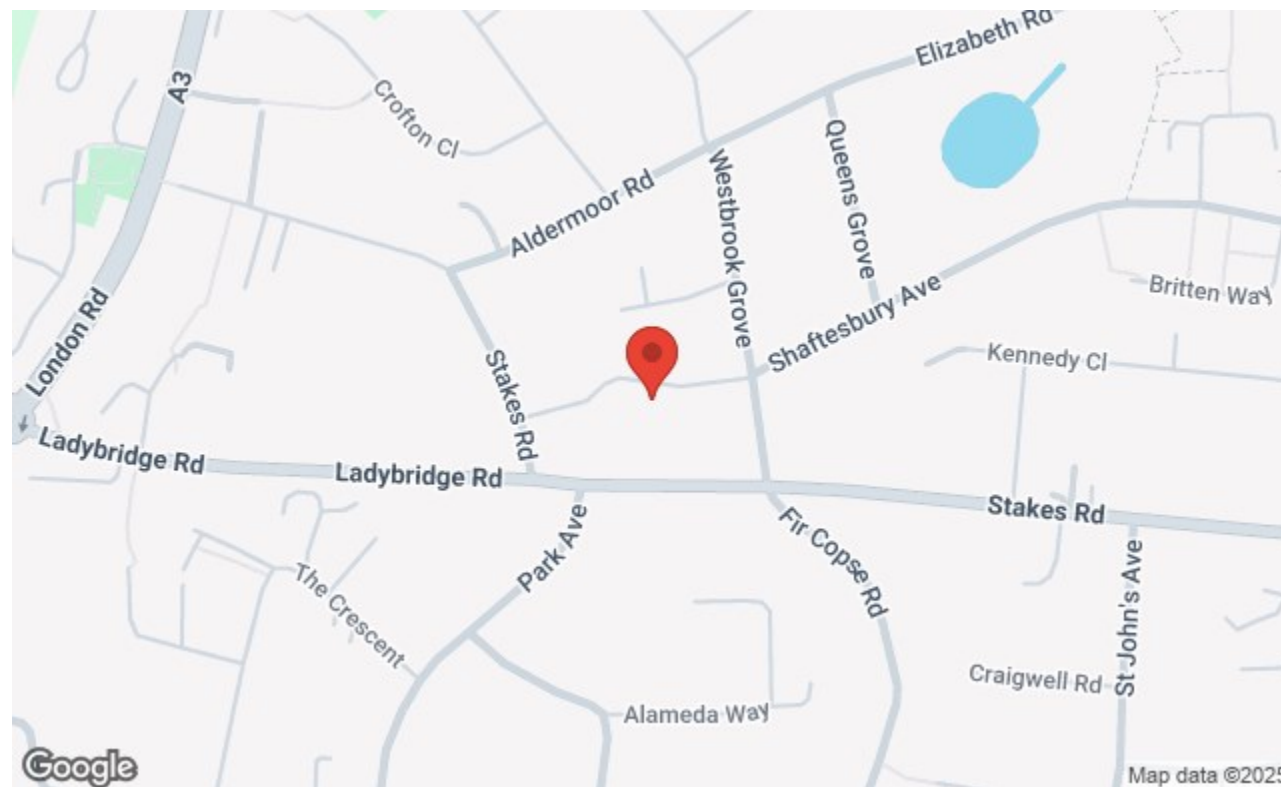


Park Farm Road, Waterlooville, PO7

Approximate Area = 947 sq ft / 87.9 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1086 sq ft / 100.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1280852



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



Guide Price £325,000

Park Farm Road, Waterlooville PO7 5HN

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ END-TERRACE
- ❖ KITCHEN
- ❖ LARGE LIVING/DINING ROOM
- ❖ GROUND FLOOR W/C
- ❖ GARAGE AND OFF-ROAD PARKING
- ❖ SOUTH FACING GARDEN
- ❖ QUIET LOCATION
- ❖ IDEAL FOR FAMILIES
- A MUST VIEW

This charming end-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 1,086 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into an entrance hall leading into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The layout flows seamlessly, ensuring a warm and inviting atmosphere throughout. The property also boasts a well-appointed bathroom, catering to the needs of modern living.

One of the standout features of this home is the south-facing garden, which bathes in sunlight, creating an ideal outdoor space for gardening, play, or simply enjoying the fresh air. The end-of-terrace position enhances privacy and offers

additional outdoor space, making it a perfect retreat.

For those with vehicles, the property includes parking for one vehicle, along with a garage that provides extra storage or potential for a workshop. Located on a quiet road, this home offers a peaceful environment while still being conveniently close to local amenities and transport links.

In summary, this three-bedroom semi-detached house on Park Farm Road is a wonderful opportunity for anyone looking to settle in a serene yet accessible area of Waterlooville. With its spacious interiors, lovely garden, and practical features, it is sure to appeal to a wide range of buyers.

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



PROPERTY INFORMATION

KITCHEN
11'10" x 10'9" (3.62 x 3.28)

DINER/LIVING ROOM
17'0" x 14'8" (5.19 x 4.49)

BEDROOM 1
14'4" x 10'9" (4.39 x 3.30)

BEDROOM 2
10'0" x 10'10" (3.07 x 3.32)

BEDROOM 3
8'5" x 7'7" (2.58 x 2.33)

BATHROOM
5'7" x 5'4" (1.72 x 1.65)

GARAGE
16'11" x 8'2" (5.16 x 2.51)

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 : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	73	
(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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