

Guide Price £270,000

Anvil Close, Waterloooville PO7 8RN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TEMPEST LOCATION
- ❖ TWO BEDROOMS
- ❖ KITCHEN
- ❖ LOUNGE
- ❖ GARDEN
- ❖ IDEAL FIRST TIME BUY
- ❖ CUL-DE-SAC
- ❖ TWO PARKING SPACES
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

Nestled in the charming Anvil Close, Waterloooville, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an inviting 626 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The property also boasts a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this home is the off-road parking, accommodating up to two vehicles. This added convenience allows for easy access and peace of mind.

The location itself is a true gem, situated in a tranquil setting while still being close to local amenities and transport links. Waterloooville is known for its friendly community and offers a variety of shops, schools, and recreational facilities, making it an excellent place to live.

This property is a must-view for anyone seeking a comfortable and practical home in a desirable location. With its appealing features and prime position, it presents a wonderful opportunity for prospective buyers. Don't miss the chance to make this charming house your new home.

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







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# PROPERTY INFORMATION

## Council tax band

The local authority is Havant borough council.  
BAND : B

## 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!

## DINING ROOM

8'9" x 7'4" (2.69 x 2.24)

## KITCHEN

8'9" x 5'1" (2.69 x 1.57 )

## RECEPTION ROOM

13'3" x 12'11" (4.06 x 3.94)

## BEDROOM ONE

12'2" x 6'5" (3.73 x 1.98)

## BEDROOM TWO

10'0" x 9'4" (3.05 x 2.87)

## BATHROOM

6'3" x 6'2" (1.91 x 1.88)



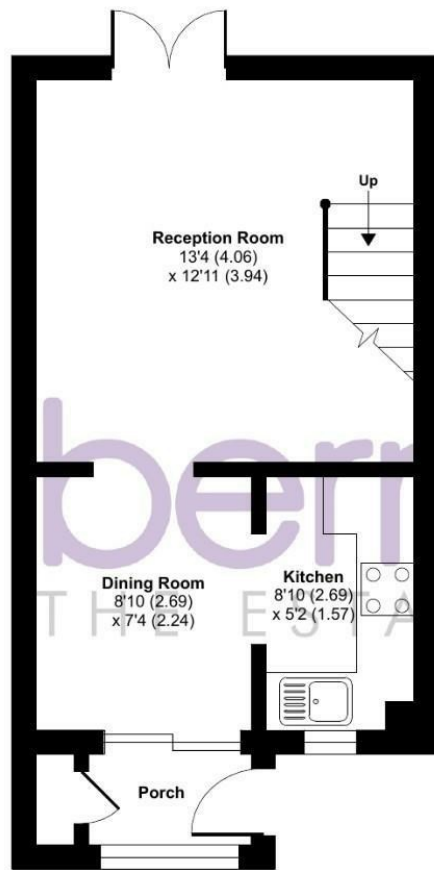
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		91
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



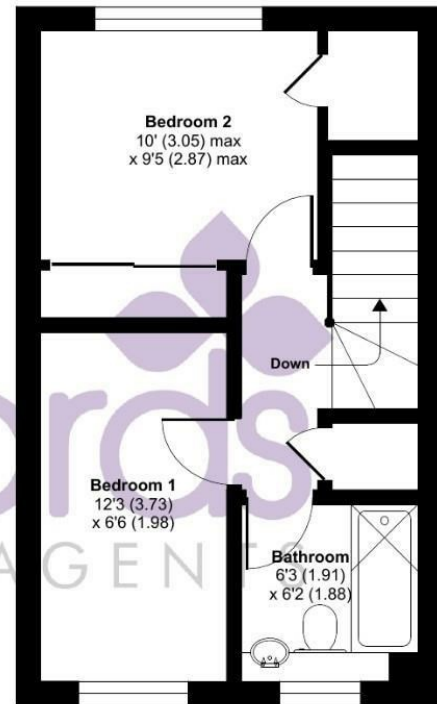
# Anvil Close, Waterlooville, PO7

Approximate Area = 626 sq ft / 58.2 sq m

For identification only - Not to scale

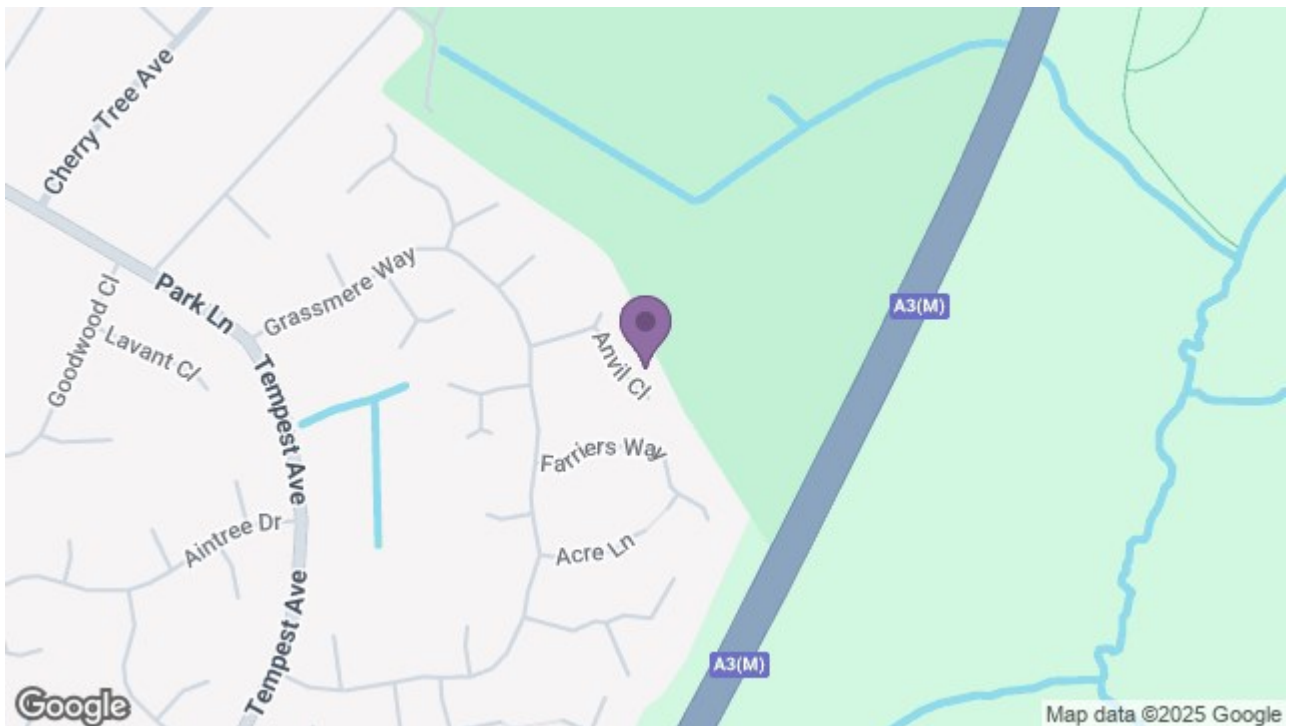


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1283318



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX

t: 02392 232 888

