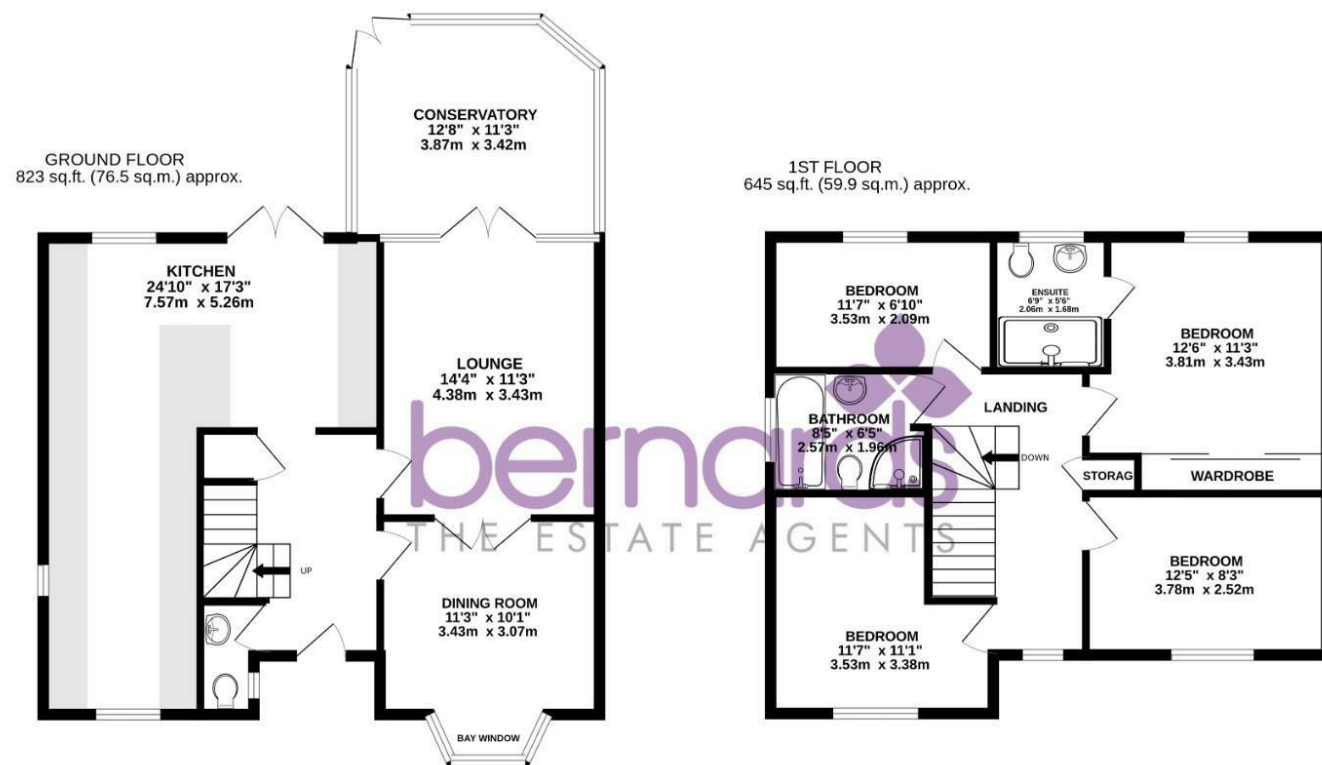




Guide Price £575,000

Warbler Close, Waterlooville PO8 9DU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DETACHED
- ❖ TWO BATHROOMS
- ❖ SPACIOUS RECEPTION ROOM
- ❖ WELL APPOINTED KITCHEN
- ❖ CONSERVATORY
- ❖ REAR GARDEN
- ❖ QUIET LOCATION
- ❖ OFF ROAD PARKING
- ❖ A MUST VIEW

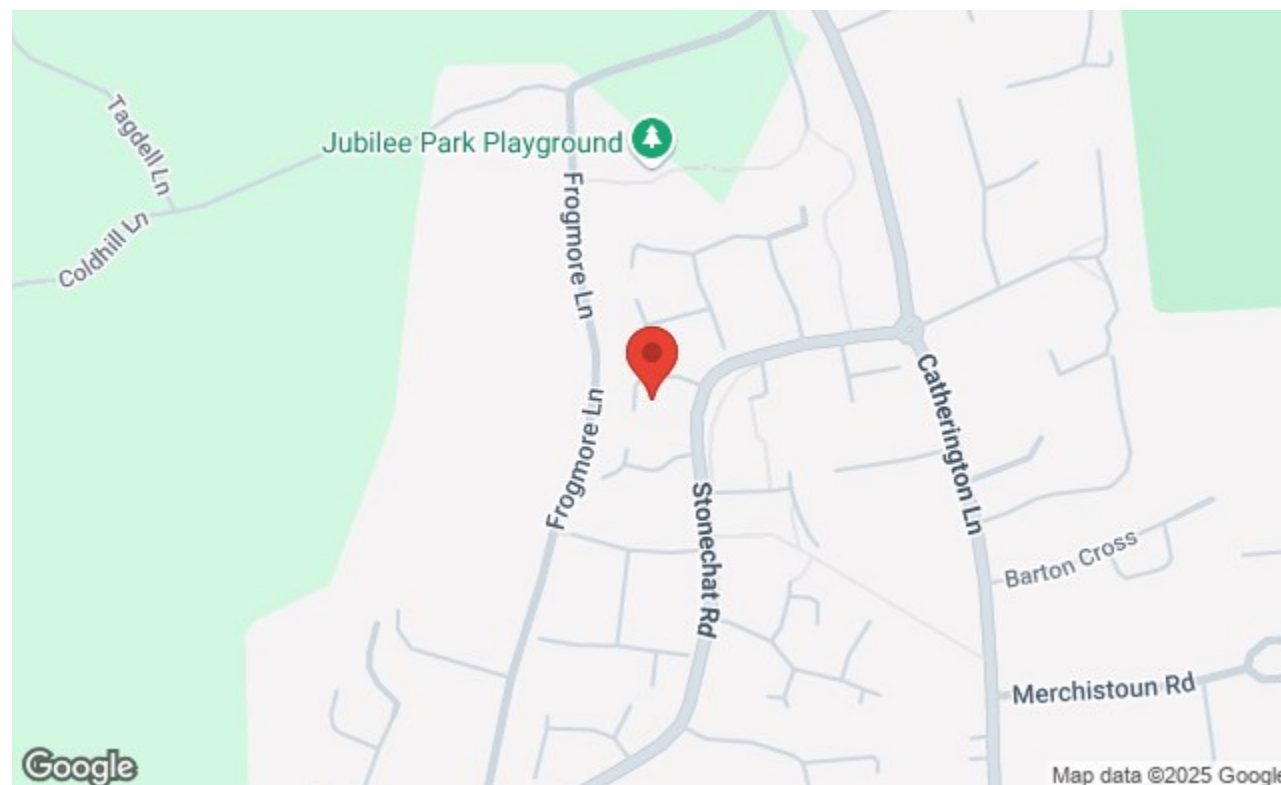
This wonderful, detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,468 square feet, the property boasts four generously sized bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to ensure a seamless flow throughout the home, enhancing both functionality and warmth. The two well-appointed bathrooms cater to the needs of a busy household, ensuring convenience

for all. Finishing off the property, it also offers a downstairs WC.

The exterior of the property features ample off-road parking, a valuable asset in today's busy world. The peaceful surroundings of the cul-de-sac offer a safe environment for children to play and for residents to enjoy a sense of community.

This delightful home is not only a sanctuary but also a fantastic opportunity for those looking to settle in a desirable area. With its spacious interiors and prime location, this property is sure to attract interest. Do not miss the chance to make this charming house your new home.



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



Call today to arrange a viewing  
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# PROPERTY INFORMATION

### COUNCIL TAX BAND

The local authority is East Hants District Council.  
BAND : E

### 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.

### 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

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### 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

11'3" x 10'0" (3.43 x 3.07)

### KITCHEN

24'10" x 17'3" (7.57 x 5.26)

### LOUNGE

14'4" x 11'3" (4.38 x 3.43)

### CONSERVATORY

12'8" x 11'2" (3.87 x 3.42)

### BEDROOM ONE

12'5" x 11'3" (3.81 x 3.43)

### BEDROOM TWO

12'4" x 8'5" (3.78 x 2.58)

### BEDROOM THREE

11'6" x 11'1" (3.53 x 3.38)

### BEDROOM FOUR

11'6" x 6'10" (3.53 x 2.09)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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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