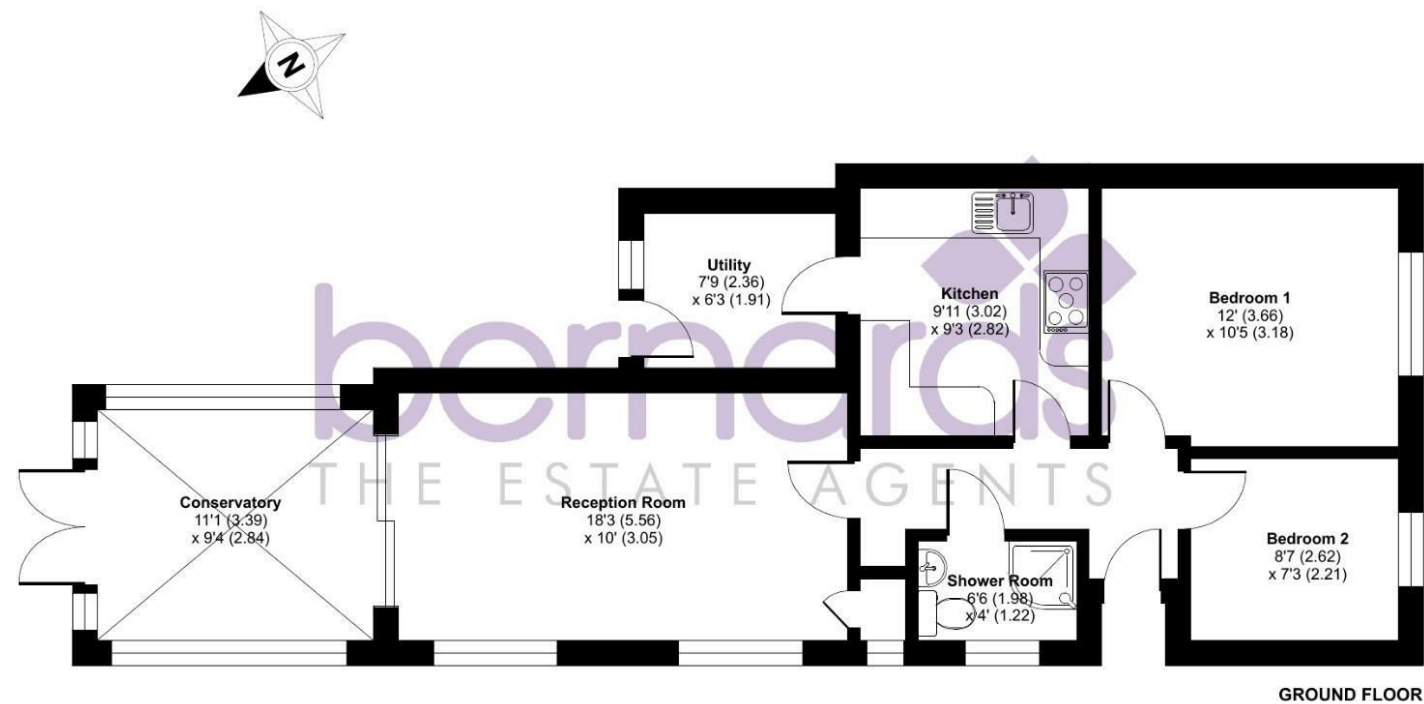
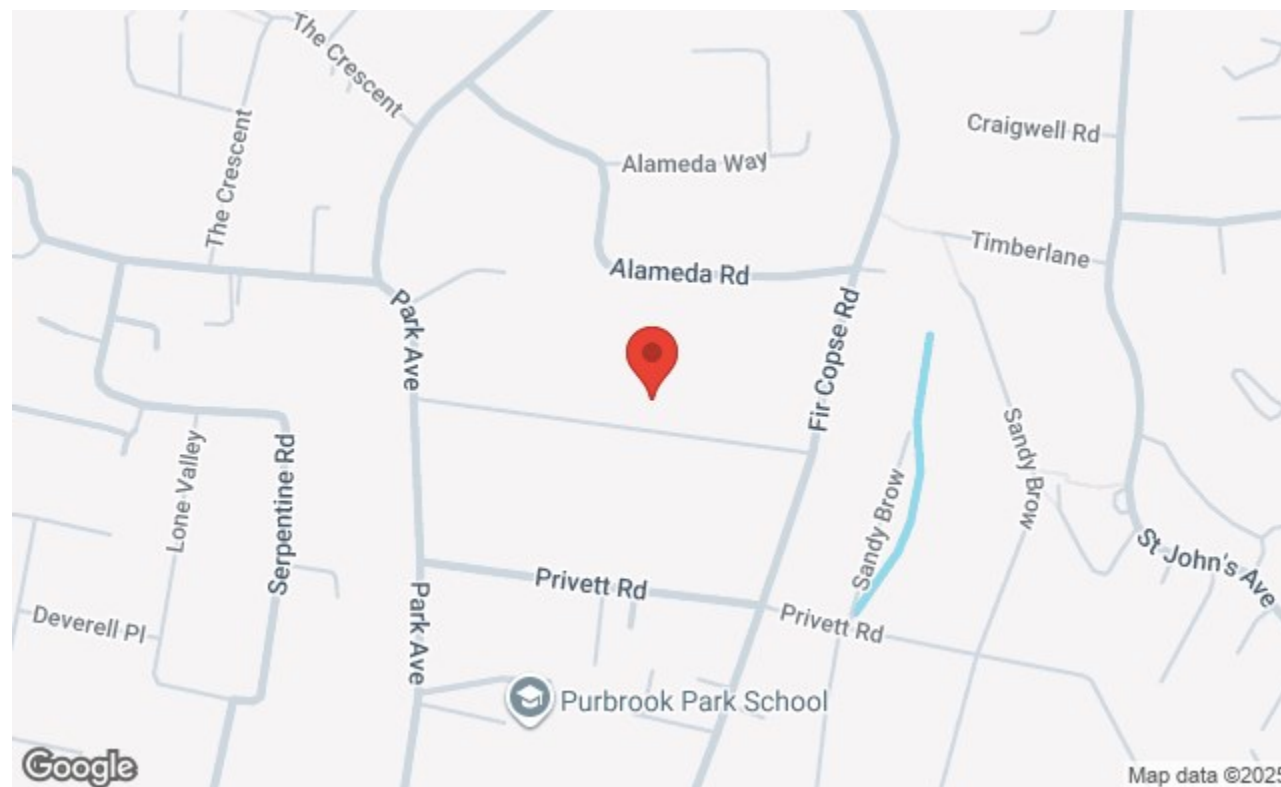


## Frances Road, Purbrook, Waterlooville, PO7

Approximate Area = 749 sq ft / 69.5 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: 1301392



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



By Auction £255,000

Frances Road, Waterlooville PO7 5HH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ SEMI DETACHED
- ❖ CONSERVATORY
- ❖ OFF ROAD PARKING
- ❖ GENEROUS GARDEN
- ❖ UTILITY ROOM
- ❖ CLOSE TO AMENITIES
- ❖ CLOSE TO SCHOOLS
- ❖ NO CHAIN
- ❖ VIEWING ADVISED

Sold via Secure Sale online bidding.  
Terms & Conditions apply. Starting Bid  
£265,000

Situated in Purbrook, Waterlooville, this delightful semi detached bungalow on Frances Road offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively. The bungalow features a well-appointed shower room, catering to all your daily needs.

One of the standout features of this property is the large garden, which presents a wonderful opportunity for outdoor enjoyment. Whether you envision hosting summer barbecues, cultivating a vegetable patch, or simply enjoying a quiet afternoon in the sun, this garden is sure to impress. Additionally, the property benefits from off-road parking, providing convenience and peace of mind.

Located in a friendly neighbourhood, this bungalow is close to local amenities, schools making it an excellent choice for those who appreciate community living. With its appealing features and prime location, this property is a rare find in the market. Do not miss the chance to make this lovely bungalow your new home.

Call today to arrange a viewing

02392 232 888

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**RECEPTION ROOM**  
18'2" x 10'0" (5.56 x 3.05)

**KITCHEN**  
9'10" x 9'3" (3.02 x 2.82)

**UTILITY**  
7'8" x 6'3" (2.36 x 1.91)

**CONSERVATORY**  
11'1" x 9'3" (3.39 x 2.84)

**SHOWER ROOM**  
6'5" x 4'0" (1.98 x 1.22)

**BEDROOM ONE**  
12'0" x 10'5" (3.66 x 3.18)

**BEDROOM TWO**  
8'7" x 7'3" (2.62 x 2.21)

**COUNCIL TAX BAND - C**

**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!

**AUCTIONEER'S COMMENTS**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or

viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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