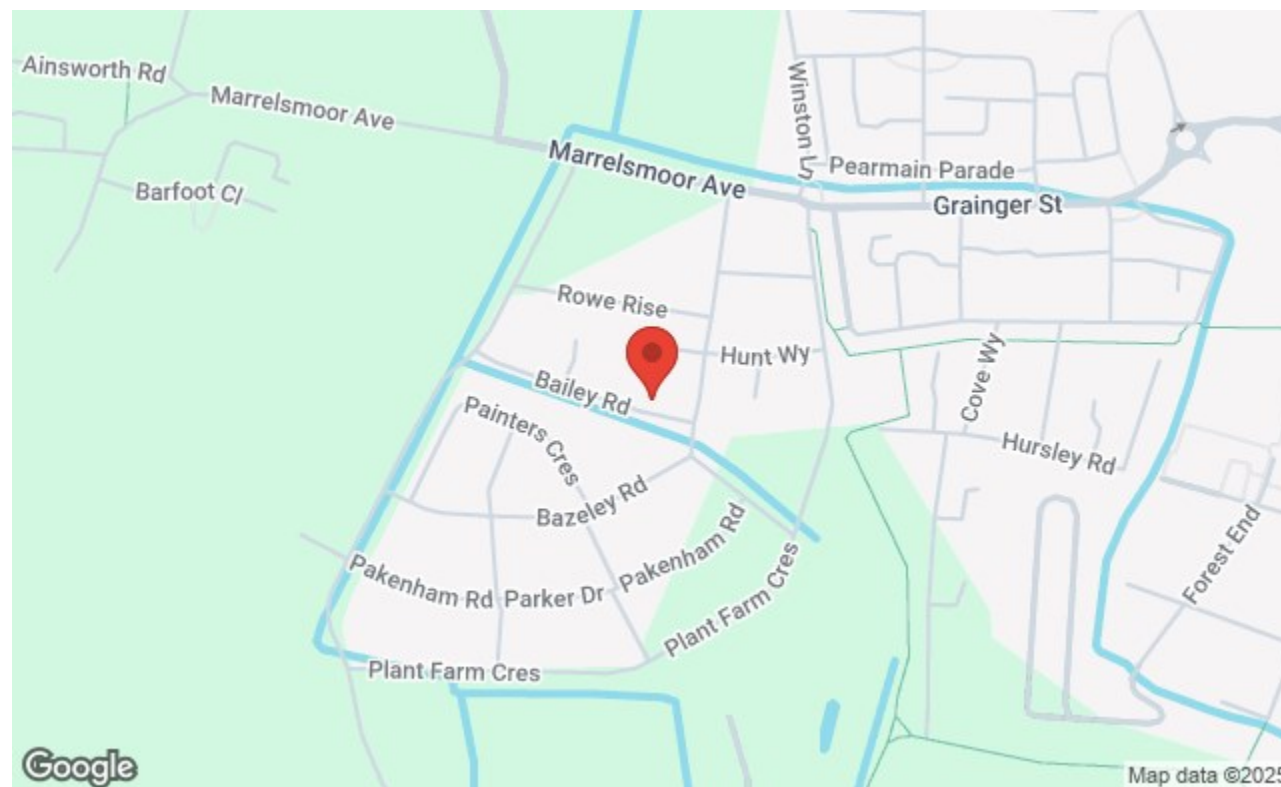




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1302161



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



Guide Price £450,000

Bailey Road, Waterlooville PO7 3BR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DETACHED
- ❖ OFF ROAD PARKING FOR MULTIPLE CARS
- ❖ GARAGE
- ❖ KITCHEN/DINER
- ❖ DOWNSTAIRS W/C
- ❖ ENSUITE TO MASTER
- ❖ FAMILY BATHROOM
- ❖ LANDSCAPED GARDEN
- VIEWING ADVISED

Situated on Bailey Road in Waterlooville, this immaculate detached house presents an exceptional opportunity for families seeking a spacious and inviting home. Boasting four well-proportioned bedrooms, this property offers ample space for both relaxation and entertainment.

The heart of the house is undoubtedly the modern kitchen diner, which has been thoughtfully designed to cater to both culinary enthusiasts and social gatherings. This area flows seamlessly into the landscaped garden, which has been beautifully upgraded, providing a perfect outdoor space for children to play or for hosting summer barbecues.

The property also benefits from parking for multiple cars, ensuring convenience for residents and guests alike. Located opposite a lovely green area, this home offers a tranquil setting, ideal for leisurely strolls or enjoying the outdoors.

With its combination of modern amenities and a prime location, this detached house on Bailey Road is a rare find. It is perfect for those looking to settle in a friendly community while enjoying the comforts of a well-maintained home. Do not miss the chance to make this delightful property your own.

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





# PROPERTY INFORMATION

**LIVING ROOM**  
16'4" x 10'7" (5 x 3.25)

**KITCHEN DINER**  
18'0" x 13'6" (5.50 x 4.12)

**BEDROOM ONE**  
13'9" x 8'11" (4.20 x 2.72)

**EN-SUITE**  
6'5" x 6'0" (1.97 x 1.84)

**BEDROOM TWO**  
9'10" x 8'11" (3.00 x 2.72)

**BEDROOM THREE**  
8'9" x 8'4" (2.67 x 2.56)

**BEDROOM FOUR**  
8'6" x 6'5" (2.60 x 1.98)

**GARAGE**  
20'6" x 10'3" (6.25 x 3.14)

**COUNCIL TAX BAND-D**

## 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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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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