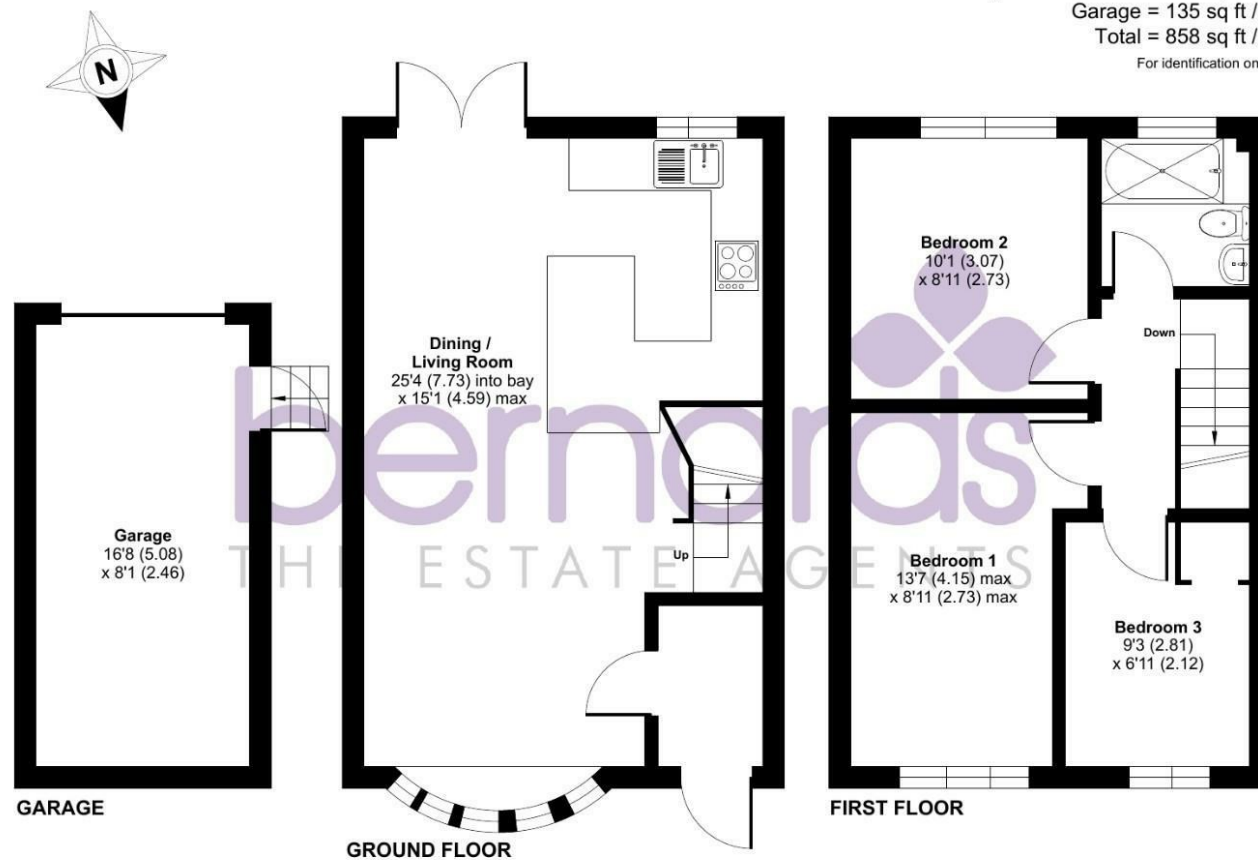
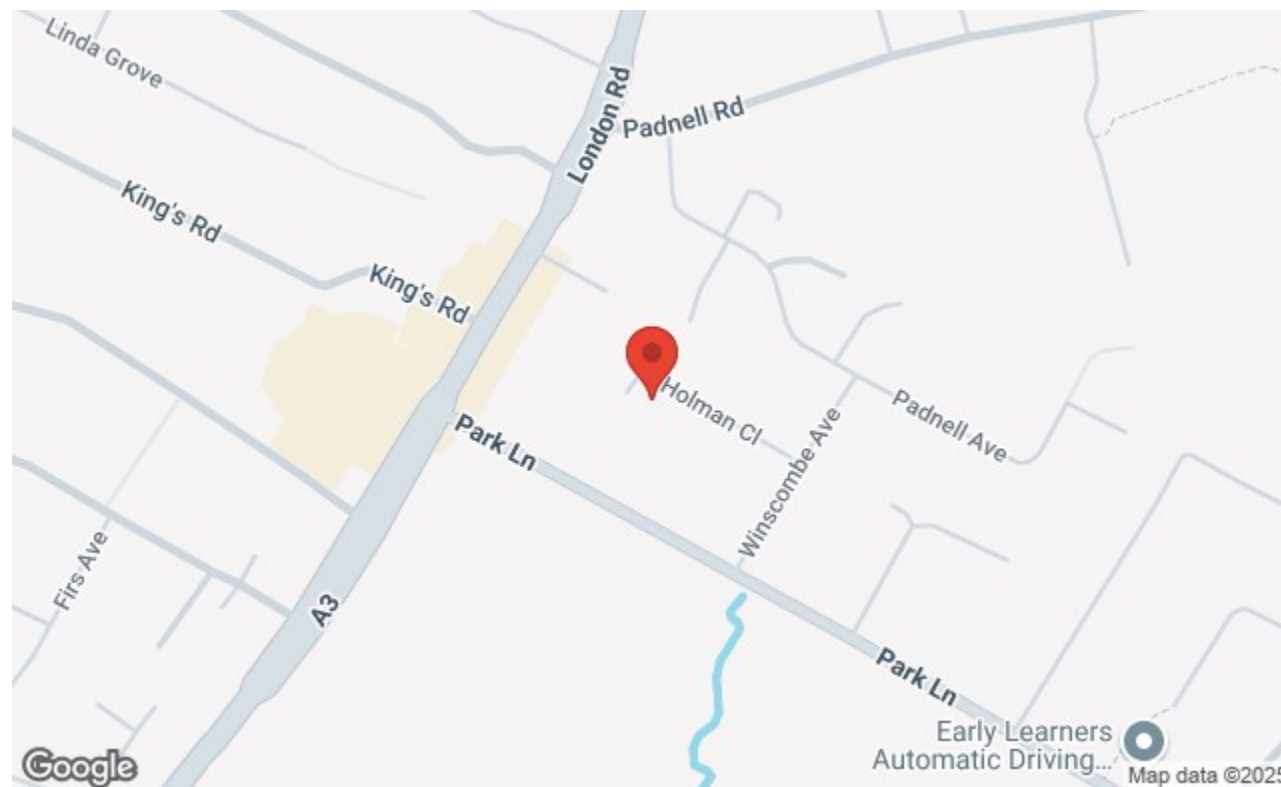


Holman Close, Waterlooville, PO8

Approximate Area = 723 sq ft / 67.1 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 858 sq ft / 79.6 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: 1303753



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



Offers In Excess Of £280,000

Holman Close, Waterlooville PO8 8DW

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACE
- ❖ THREE BEDROOM
- ❖ LIVING/DINING ROOM
- ❖ KITCHEN
- ❖ BATHROOM
- ❖ GARAGE
- ❖ PARKING
- ❖ CUL DE SAC
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

Nestled in the cul-de-sac of Holman Close, Waterlooville, this mid-terrace house offers a delightful blend of comfort and convenience. Spanning over 858 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families and first time buyers.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The property also boasts a well-appointed bathroom.

One of the standout features of this home is the parking available for one vehicle, along with a garage, providing both security and

convenience for your vehicles. This is a rare find in a residential area, making it a significant advantage for potential buyers.

The location is particularly appealing, situated in a peaceful cul-de-sac that offers a sense of community while remaining close to local amenities. Waterlooville itself is known for its excellent schools, parks, and shopping facilities, ensuring that all your daily needs are within easy reach.

This property is truly a must-view for anyone seeking a comfortable and practical home in a desirable area. With its combination of space, parking, and a lovely neighbourhood, it presents an excellent opportunity for both first-time buyers and those looking to settle in a welcoming community. Don't miss the chance to make this delightful house your new home.

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : YEARLY £:
MONTHLY £:

with in a professional and timely manner.

Please ask a member of staff for further details!

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.

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.

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.

Please ask a member of staff for further details!

DINING/LIVING ROOM

25'4" x 15'0" (7.73 x 4.59)

BEDROOM ONE

13'7" x 8'11" (4.15 x 2.73)

BEDROOM TWO

10'0" x 8'11" (3.07 x 2.73)

BEDROOM THREE

9'2" x 6'11" (2.81 x 2.12)

GARAGE

16'7" x 8'11" (5.08 x 2.73)

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



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