



Harvest Road, Denmead, Waterlooville, PO7

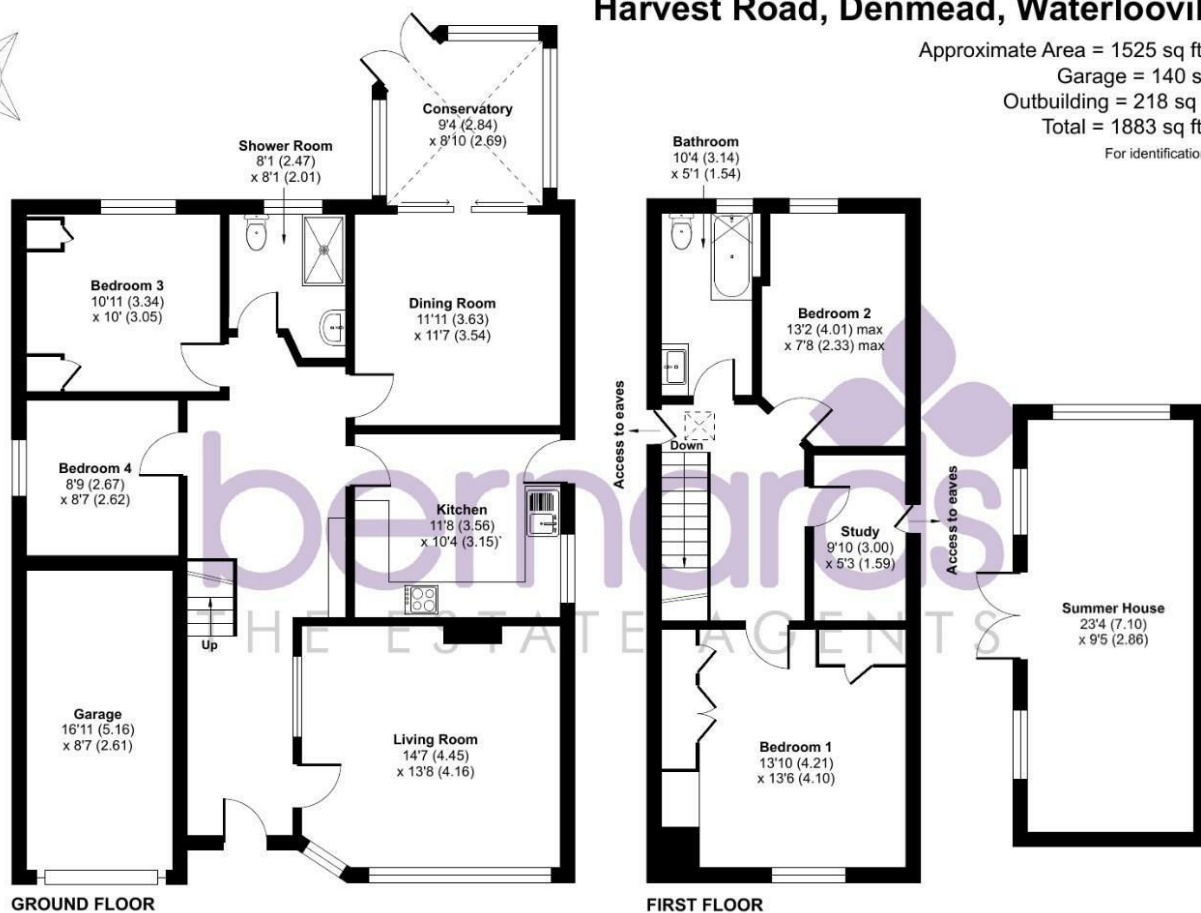
Approximate Area = 1525 sq ft / 141.6 sq m
Garage = 140 sq ft / 13 sq m
Outbuilding = 218 sq ft / 20.2 sq m
Total = 1883 sq ft / 174.8 sq m
For identification only - Not to scale



By Auction £440,000

Harvest Road, Waterlooville PO7 6LD

bernards
THE ESTATE AGENTS



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: 1311192



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ 2 RECEPTION ROOMS
- ❖ OFF ROAD PARKING FOR MULTIPLE CARS
- ❖ GARAGE
- ❖ CONSERVATORY
- ❖ SHOWER ROOM & FAMILY BATHROOM
- ❖ KITCHEN
- ❖ LARGE GARDEN
- ❖ Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £440,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

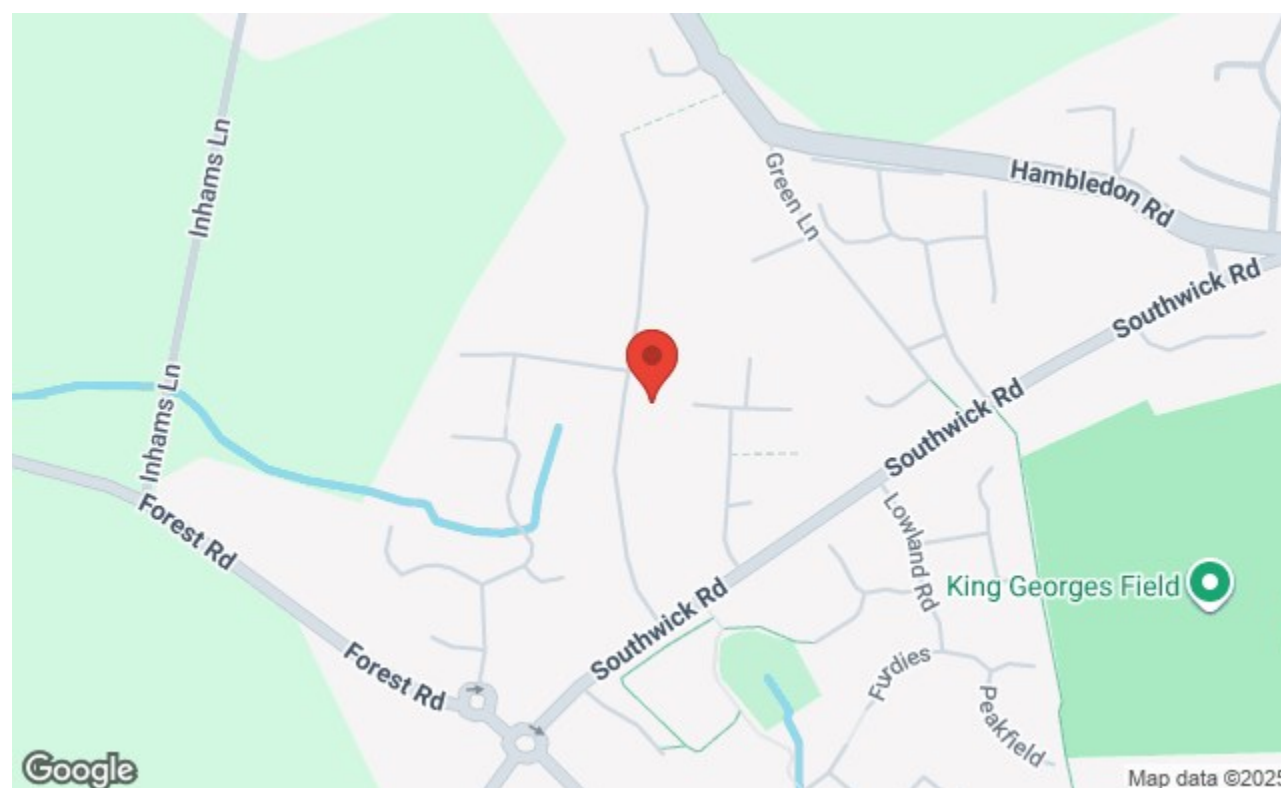
Nestled on Harvest Road in the charming village of Denmead, Waterlooville, this delightful detached house offers a wonderful opportunity for families seeking a spacious and flexible home. With four bedrooms and two inviting reception rooms, this property is designed to accommodate a variety of lifestyles and needs.

The interior of the house presents a canvas for your personal touch, as it requires a little updating, allowing you to create a space that truly reflects your taste and preferences. The

layout is practical and versatile, making it easy to adapt the rooms to suit your family's requirements.

One of the standout features of this property is the large garden, which is perfect for outdoor entertaining or simply enjoying the fresh air. The garden boasts a swimming pool, ideal for those warm summer days, and a summer house.

Located in the sought-after area of Denmead, this home is within easy reach of local amenities, schools, and beautiful countryside walks. It presents an excellent opportunity for those looking to invest in a property with potential, in a friendly community setting. Don't miss the chance to make this house your home.



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



Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM
14'7" x 13'7" (4.45 x 4.16)

DINING ROOM
11'10" x 11'7" (3.63 x 3.54)

KITCHEN
11'8" x 10'4" (3.56 x 3.15)

GARAGE
16'11" x 7'1" (5.16 x 2.16)

CONSERVATORY
9'3" x 8'9" (2.84 x 2.69)

BEDROOM ONE
13'9" x 13'5" (4.21 x 4.10)

BEDROOM TWO
13'1" x 7'7" (4.01 x 2.33)

BEDROOM THREE
10'11" x 10'0" (3.34 x 3.05)

BEDROOM FOUR
8'9" x 8'7" (2.67 x 2.62)

SHOWER ROOM
8'1" x 6'7" (2.47 x 2.01)

BATHROOM
10'3" x 5'0" (3.14 x 1.54)

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 your 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!

AUCTIONEERS ADDITIONAL 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		
Very energy efficient - lower running costs	Current	Potential
(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	69	75
England & Wales		



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