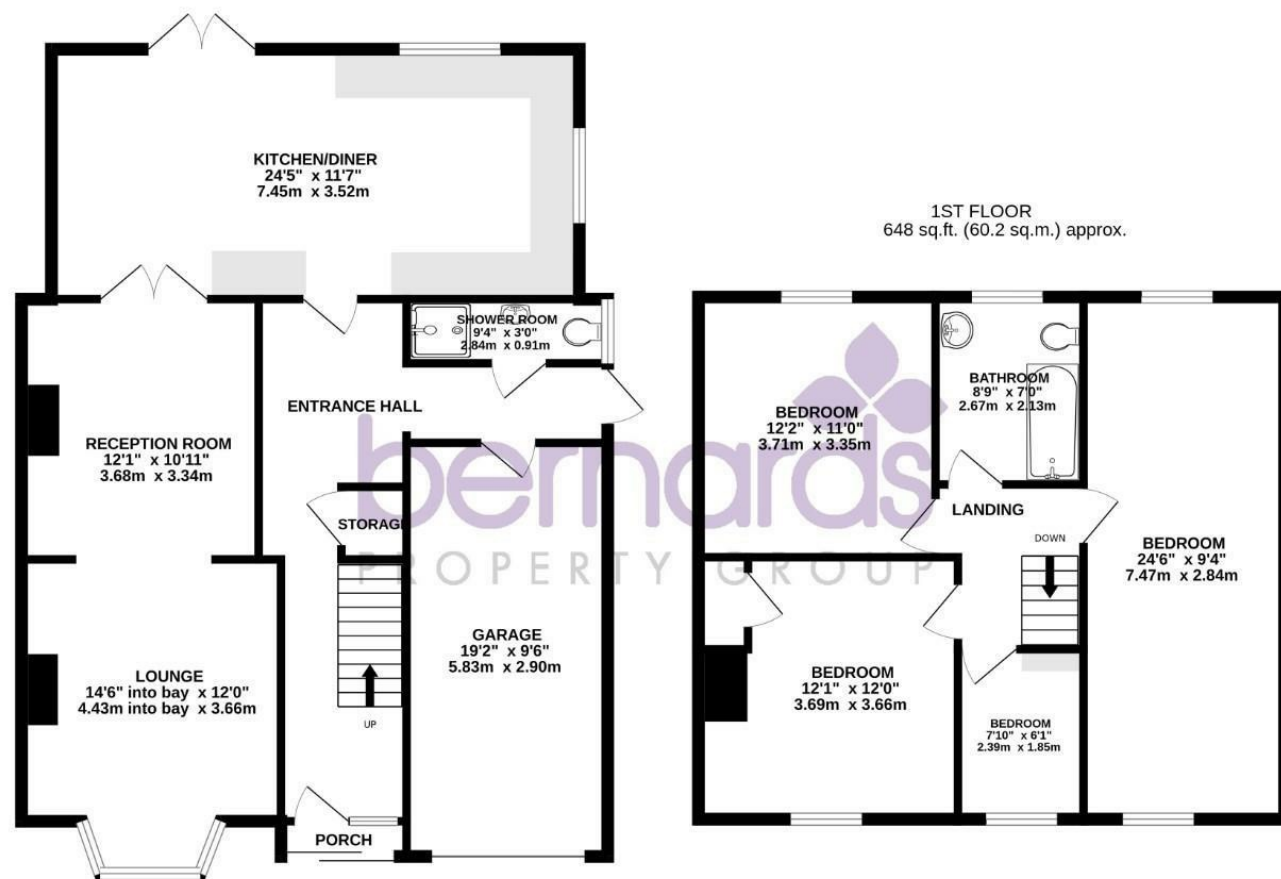


GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.

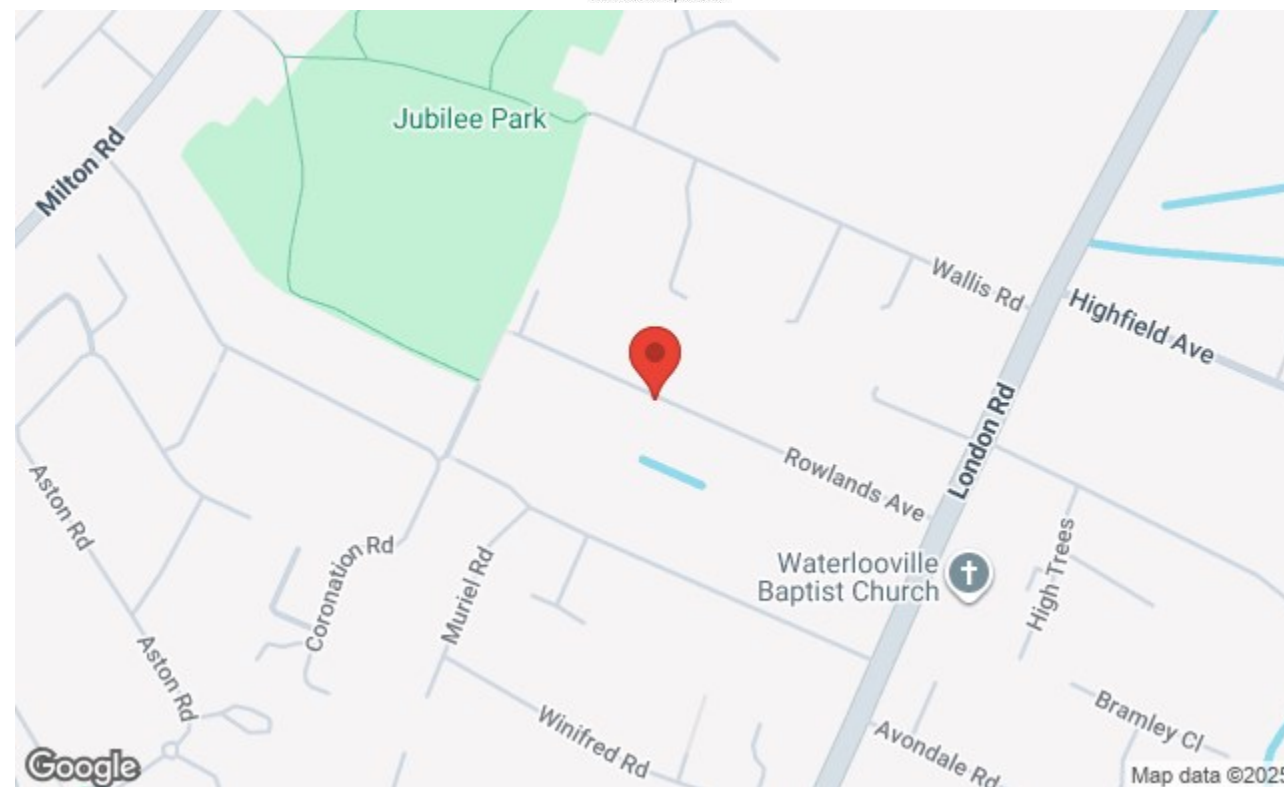


1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1615 sq.ft. (150.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX
t: 02392 232 888



Guide Price £475,000

Rowlands Avenue, Waterloooville PO7 7RU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ SEMI-DETACHED
- ❖ DOUBLE STOREY EXTENSION
- ❖ TWO RECEPTIONS
- ❖ 24FT KITCHEN
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ SPACIOUS REAR GARDEN
- ❖ CLOSE TO THE PARK
- ❖ IDEAL FOR FAMILIES

We are delighted to welcome this impressive family home that offers a perfect blend of space and comfort, in the desirable area of Rowlands Avenue, Waterloooville, Spanning an expansive 1,615 square feet, the property boasts four well-proportioned bedrooms, making it an ideal choice for families seeking room to grow.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the single story extension with its stunning 24ft kitchen/diner, which features two Velux windows that flood the area with natural light. Double doors lead seamlessly to the garden, creating a wonderful indoor-outdoor flow, perfect for summer gatherings.

The property also benefits from two bathrooms, ensuring convenience for busy family life. A double storey extension enhances the living space, offering additional versatility to suit your needs.

For those with vehicles, the property includes a driveway with parking for up to four vehicles, along with a generous 19ft integral garage, providing both security and ease of access.

Situated in close proximity to Jubilee Park, this large family home is not only spacious but also conveniently located near green spaces for outdoor activities.

Call today to arrange a viewing

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PROPERTY INFORMATION

LOUNGE
12' x 14'6" into bay (3.66m x 4.42m into bay)

DINING ROOM
11' x 12'1" (3.35m x 3.68m)

KITCHEN/BREAKFAST ROOM
24'6" x 11'7" (7.47m x 3.53m)

SHOWER ROOM
9'4" x 3' (2.84m x 0.91m)

BEDROOM ONE
24'6" x 9'4" (7.47m x 2.84m)

BEDROOM TWO
12' x 12'1" (3.66m x 3.68m)

BEDROOM THREE
11' x 12'2" (3.35m x 3.71m)

BEDROOM FOUR
6'1" x 7'10" (1.85m x 2.39m)

BATHROOM
8'9" x 6'11" (2.67m x 2.13m)

GARAGE
9'6" x 19'2" (2.90m x 5.84m)

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an

agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

COUNCIL TAX BAND C
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(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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