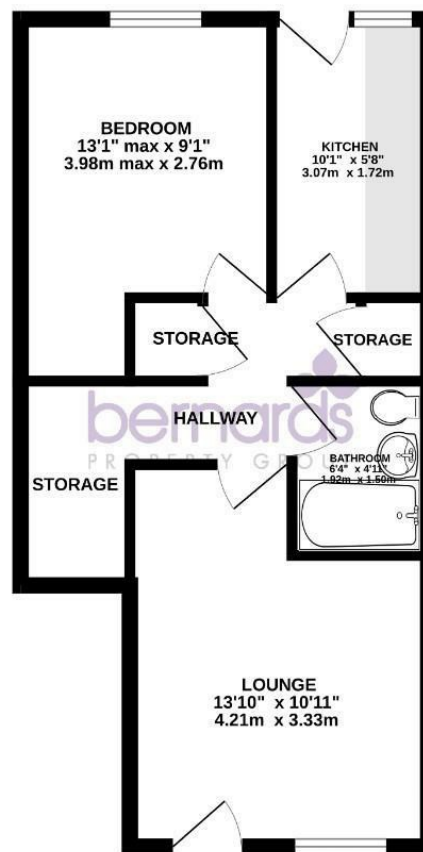
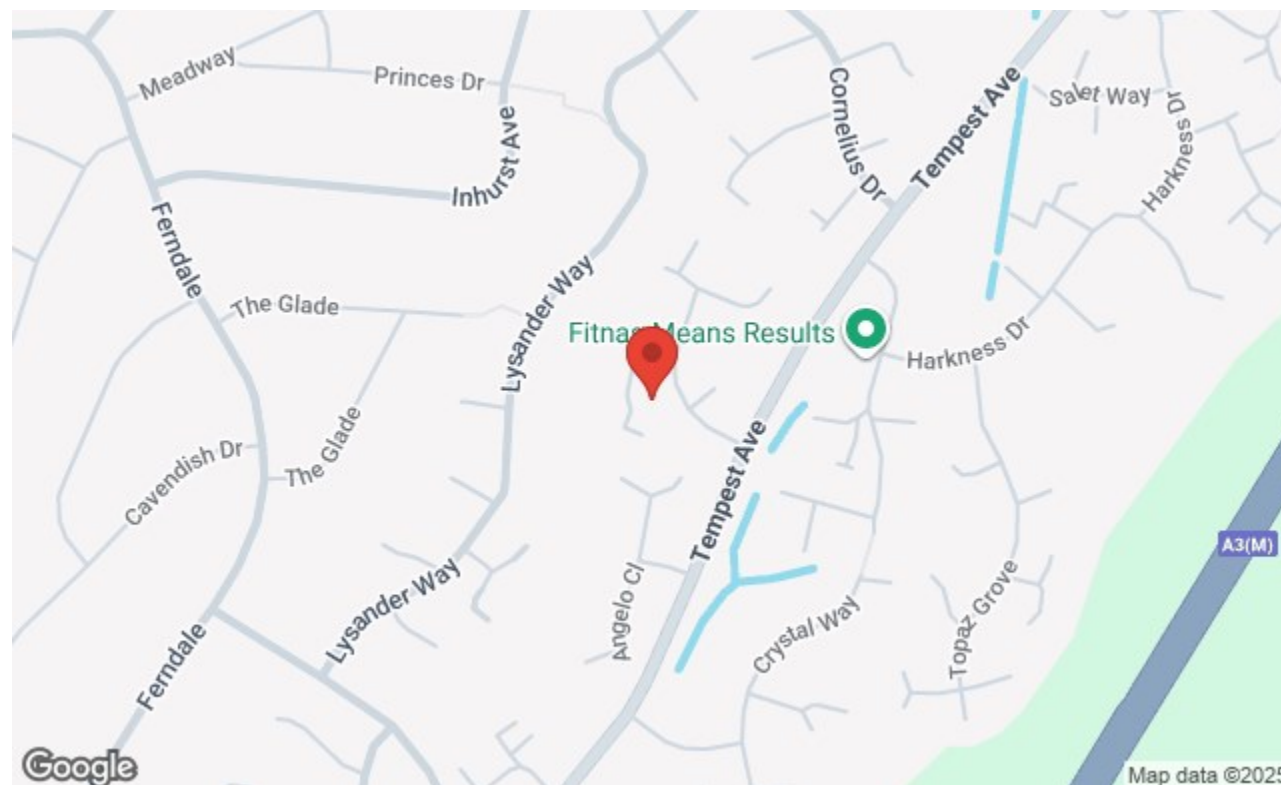


GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 402 sq.ft. (37.4 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, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



Offers In Excess Of £180,000

Venice Close, Waterlooville PO7 8JX

**bernard's**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ MAISONETTE
- ❖ ENCLOSED REAR GARDEN
- ❖ LOUNGE
- ❖ FITTED KITCHEN
- ❖ BATHROOM
- ❖ EPC RATING D
- ❖ COUNCIL TAX BAND - A
- ❖ IDEAL FIRST TIME BUY
- ❖ VIEWING ADVISED

Situated in Waterlooville, Hampshire, this delightful one-bedroom ground floor maisonette at Venice Close offers an excellent opportunity for both first-time buyers and savvy investors. The property boasts a private garden, providing a serene outdoor space perfect for relaxation or entertaining guests.

The maisonette is designed for comfortable living, featuring a well-proportioned bedroom that invites natural light, creating a warm and welcoming atmosphere. The layout is practical, making the most of the available space, and ensuring that every corner of the home is utilised effectively.

Situated in a peaceful neighbourhood, this property benefits from convenient access to local amenities, including shops, schools, and transport links, making it an ideal choice for those seeking a balanced lifestyle. The potential for rental income also makes it an attractive investment opportunity, appealing to those looking to expand their property portfolio.

In summary, this one-bedroom ground floor maisonette is a rare find in Waterlooville, combining comfort, convenience, and potential. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home is well worth considering.

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





# PROPERTY INFORMATION

**LOUNGE**  
13'9" x 10'11" (4.21 x 3.33)

**KITCHEN**  
10'0" x 5'7" (3.07 x 1.72)

**BEDROOM**  
13'0" x 9'0" (3.98 x 2.76)

**BATHROOM**  
6'3" x 4'11" (1.92 x 1.50)

**COUNCIL TAX BAND A**

**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                                 |  |         | 81                                          |
| (81-91) B                                   |  |         |                                             |
| (69-80) C                                   |  |         |                                             |
| (55-68) D                                   |  | 67      |                                             |
| (39-54) E                                   |  |         |                                             |
| (21-38) F                                   |  |         | Not energy efficient - higher running costs |
| (1-20) G                                    |  |         |                                             |
| EU Directive 2002/91/EC                     |  |         |                                             |
| England & Wales                             |  |         |                                             |



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