



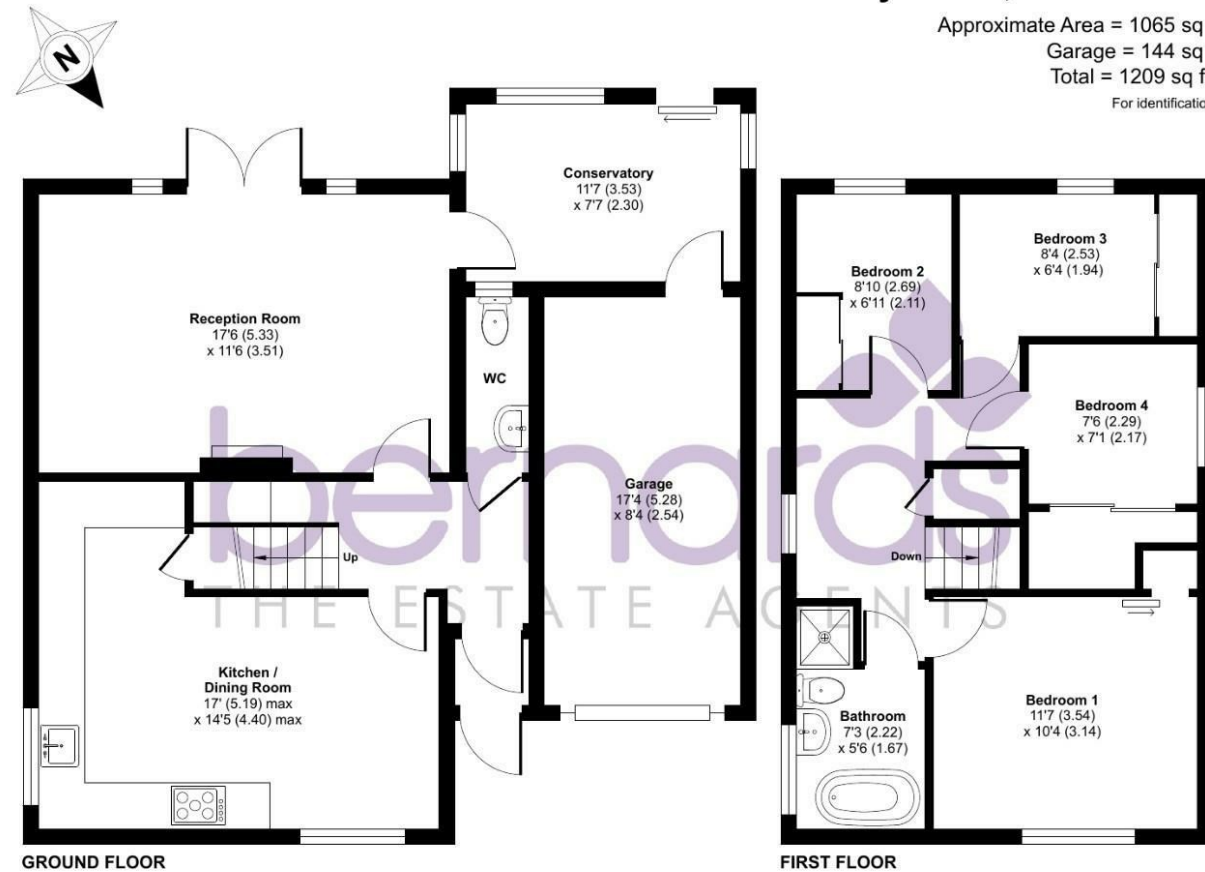
Offers In Excess Of £450,000

Bramley Close, Waterlooville PO7 7SU

bernards
THE ESTATE AGENTS

21 Bramley Close, Waterlooville, PO7

Approximate Area = 1065 sq ft / 98.9 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1209 sq ft / 112.2 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: 1339934



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ KITCHEN DINER
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ LARGE SOUTHERLY GARDEN
- ❖ CUL DE SAC
- ❖ CLOSE TO TOWN CENTRE
- ❖ EPC RATING D
- ❖ FAMILY BATHROOM
- ❖ VIEWING ADVISED

NO FORWARD CHAIN

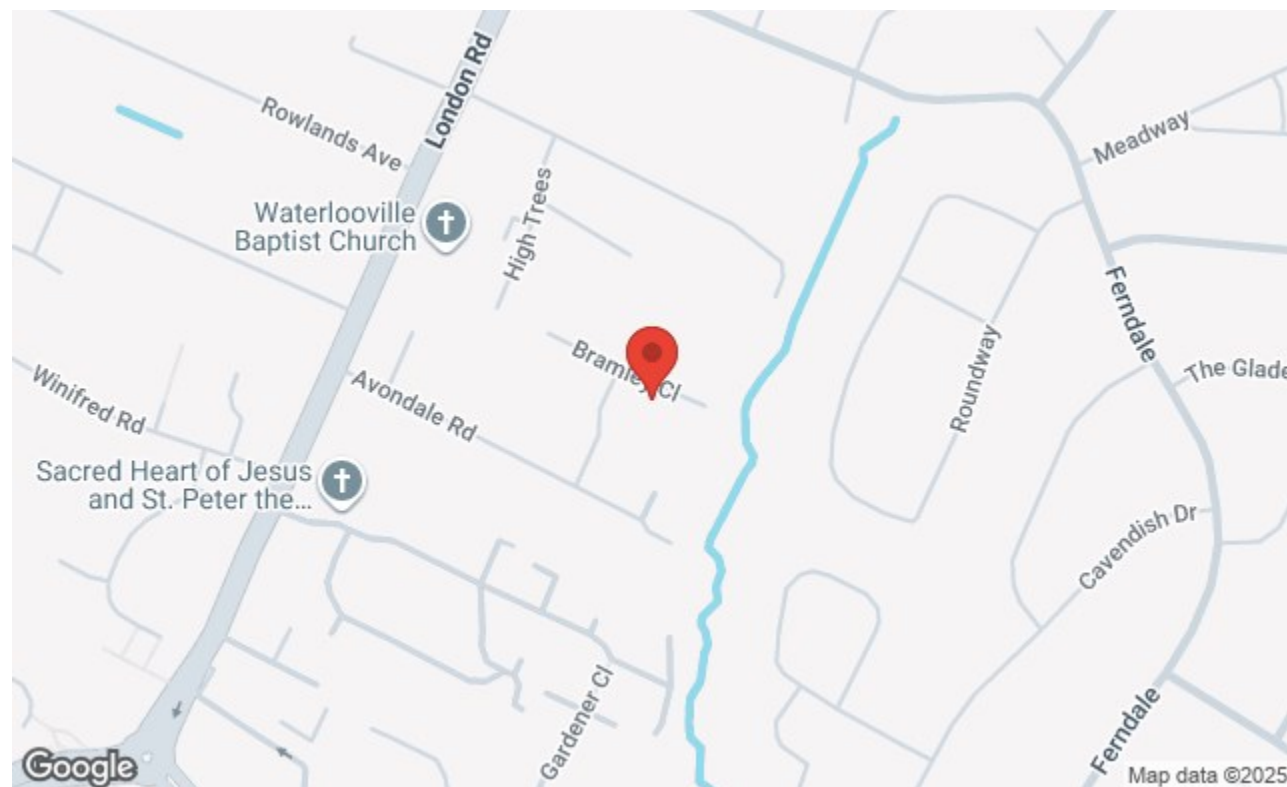
Welcome to this delightful detached house located on Bramley Close in the town of Waterlooville. This property has been individually updated to meet the current vendor's requirements, making it a fantastic family home. With four bedrooms, there is room for everyone to enjoy their own space.

The house features two inviting reception rooms, perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the amazing kitchen, which has been designed with modern living in mind, providing a wonderful space for family meals and gatherings.

Upstairs, there is also a useful office/study

space on the landing, ideal for remote work or quiet study. Outside, you will find a large southerly garden, ideal for enjoying sunny days and hosting outdoor activities. The property also boasts plenty of parking, ensuring convenience for you and your visitors. Additionally, there is a large shed (approximately 25ft x 8ft) equipped with lighting and electricity, offering excellent storage or workshop potential.

This home is not just a place to live; it is a sanctuary for family life, offering comfort and style in a desirable location. Whether you are looking to settle down or seeking a new adventure, this property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new 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

KITCHEN DINER
17'0" x 14'5" (5.19 x 4.40)

RECEPTION ROOM
17'5" x 11'6" (5.33 x 3.51)

CONSERVATORY
11'6" x 7'6" (3.53 x 2.30)

GARAGE
17'3" x 8'3" (5.28 x 2.54)

BEDROOM ONE
11'7" x 10'3" (3.54 x 3.14)

BEDROOM TWO
8'9" x 6'11" (2.69 x 2.11)

BEDROOM THREE
8'3" x 6'4" (2.53 x 1.94)

BEDROOM FOUR
7'6" x 7'1" (2.29 x 2.17)

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.

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!

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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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