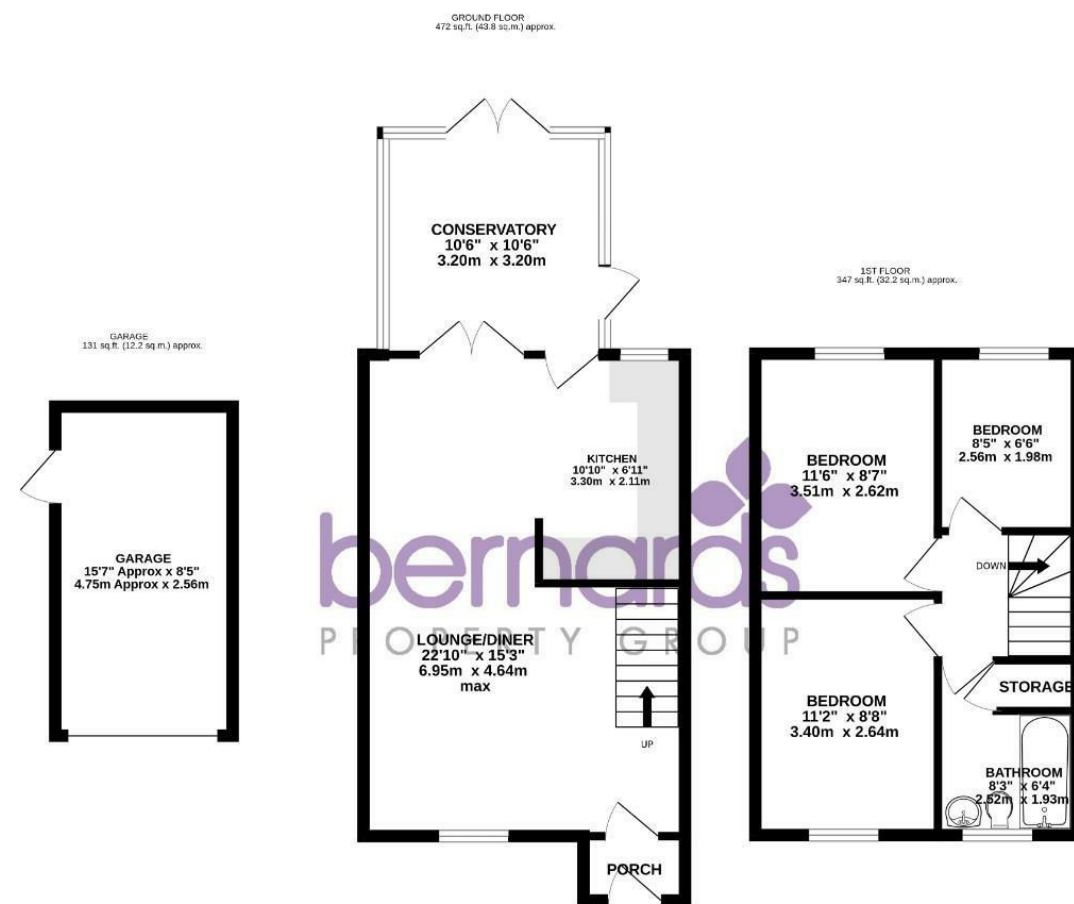
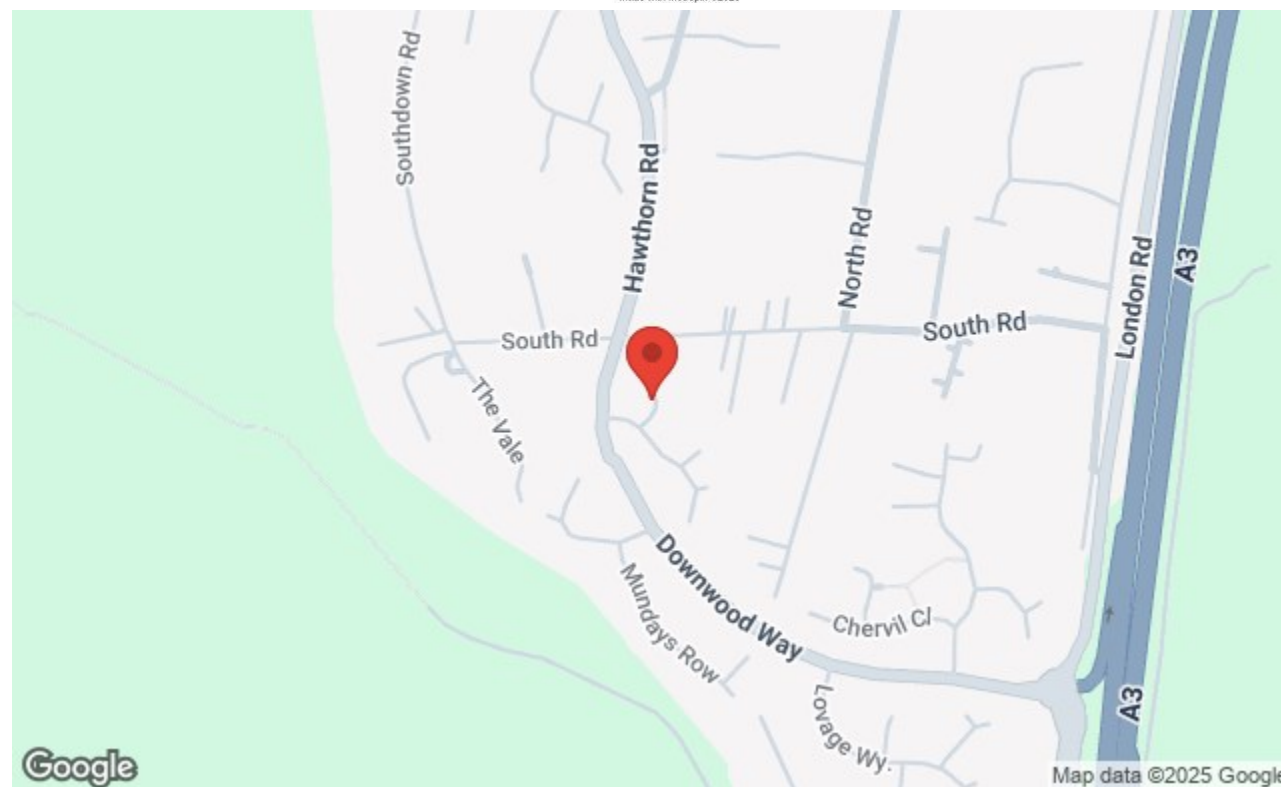




TOTAL FLOOR AREA: 950 sq.ft. (88.2 sq.m.) approx.

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, Waterloo, Hants, PO7 7EX
t: 02392 232 888



FOR SALE

Guide Price £340,000

Well Copse Close, Waterloo, PO8 0HB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE/DINING
- KITCHEN
- CONSERVATORY
- BATHROOM
- GARAGE
- OFF ROAD PARKING
- QUITE LOCATION
- A MUST VIEW

Nestled in the charming area of Well Copse Close, Hordean, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 950 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The kitchen is functional and well-equipped, catering to all your culinary needs. The layout of the home ensures a practical flow, enhancing everyday living.

The property boasts a well-maintained

bathroom, ensuring that all essential amenities are readily available. Additionally, the house benefits from off-road parking, accommodating up to three vehicles, along with a garage for added convenience and storage.

The surrounding area of Hordean is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it a desirable location for families and professionals alike.

This semi-detached house is truly a must-view, offering a wonderful opportunity to create lasting memories in a lovely home. Don't miss your chance to explore this inviting property that combines space, comfort, and practicality in a sought-after location.

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



PROPERTY INFORMATION

COUNCIL TAX BAND

The local authority is East Hampshire District Council.
BAND C

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!

LOUNGE/DINER

22'9" x 15'2" (6.95 x 4.64)

CONSERVATORY

10'5" x 10'5" (3.20 x 3.20)

BEDROOM ONE

11'1" x 8'7" (3.40 x 2.64)

BEDROOM TWO

11'6" x 8'7" (3.51 x 2.62)

BEDROOM THREE

8'4" x 6'5" (2.56 x 1.98)

BATHROOM

8'3" x 6'3" (2.52 x 1.93)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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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