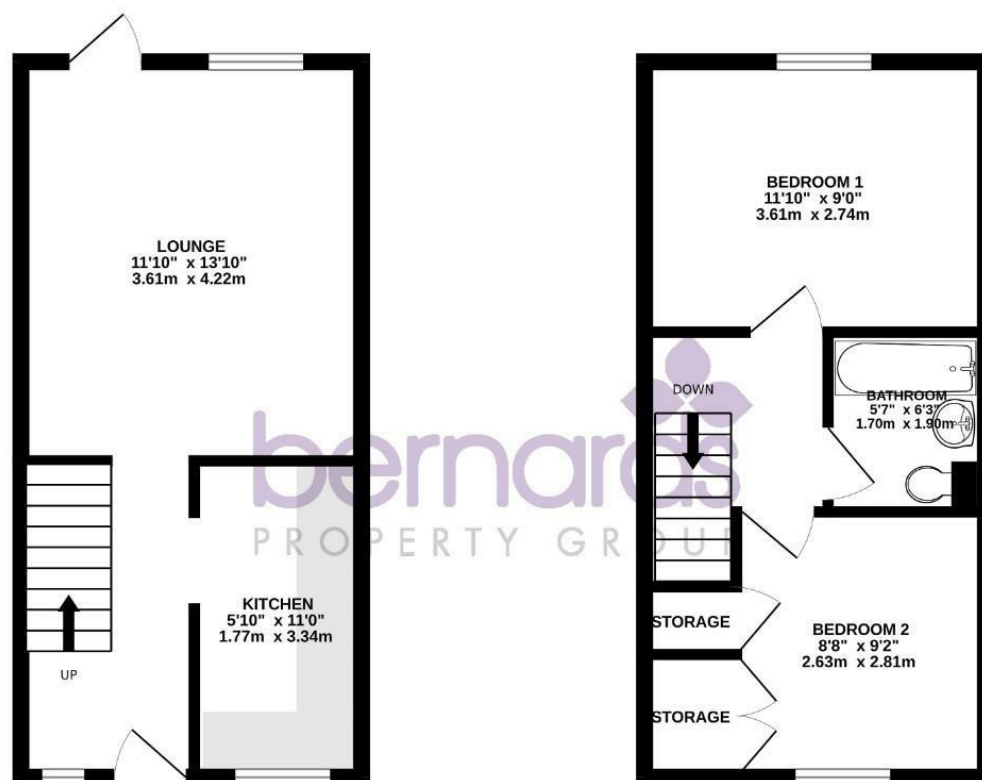
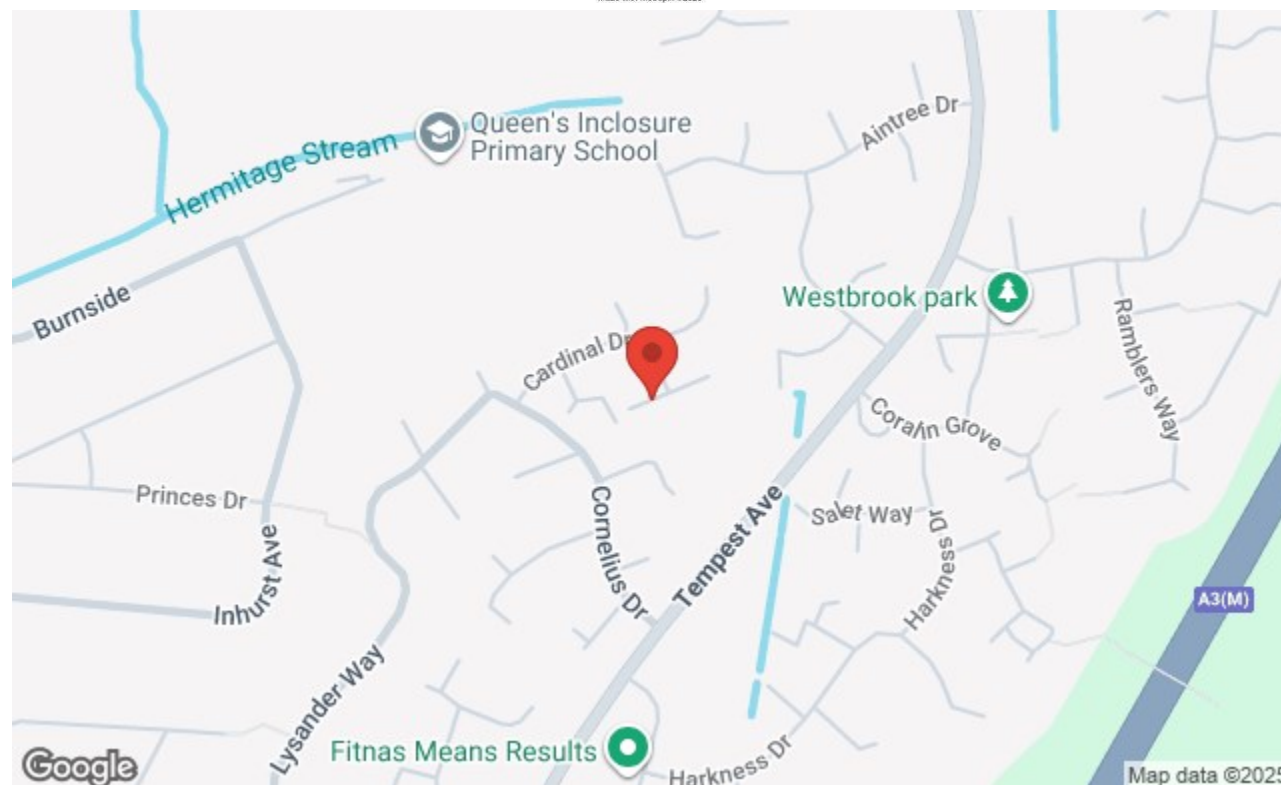


GROUND FLOOR
293 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 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.
Made with Metropix 6/2025



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



Offers In Excess Of £250,000

Hathaway Gardens, Waterlooville PO7 8LU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACE
- ❖ TWO BEDROOMS
- ❖ KITCHEN
- ❖ LOUNGE
- ❖ GARDEN
- ❖ OFF ROAD PARKING
- ❖ QUITE LOCATION
- ❖ FIRST TIME BUY
- ❖ INVESTMENT
- ❖ A MUST VIEW

Nestled in the charming area of Hathaway Gardens, Waterlooville, this delightful mid-terrace house presents an excellent opportunity for first-time buyers and savvy investors alike. Spanning a comfortable 585 square feet, the property boasts two well-proportioned bedrooms, making it ideal for small families or those seeking a cosy retreat.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The property also features a bathroom that caters to your everyday needs.

One of the standout features of this home is the off-road parking, providing convenience and peace of mind in a bustling neighbourhood. The location is well-suited for those who appreciate a community atmosphere while still being within easy reach of local amenities and transport links.

This property is not just a house; it is a place where memories can be made. With its appealing characteristics and potential for growth, it is a must-view for anyone looking to make a wise investment in the property market. Don't miss out on the chance to own this charming home in Waterlooville.

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



PROPERTY INFORMATION

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : B YEARLY £1721

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!

KITCHEN

5'9" x 10'11" (1.77 x 3.34)

LOUNGE

11'10" x 13'10" (3.61 x 4.22)

BEDROOM ONE

11'10" x 8'11" (3.61 x 2.74)

BEDROOM TWO

8'7" x 9'2" (2.63 x 2.81)

BATHROOM

5'6" x 6'2" (1.70 x 1.90)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(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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