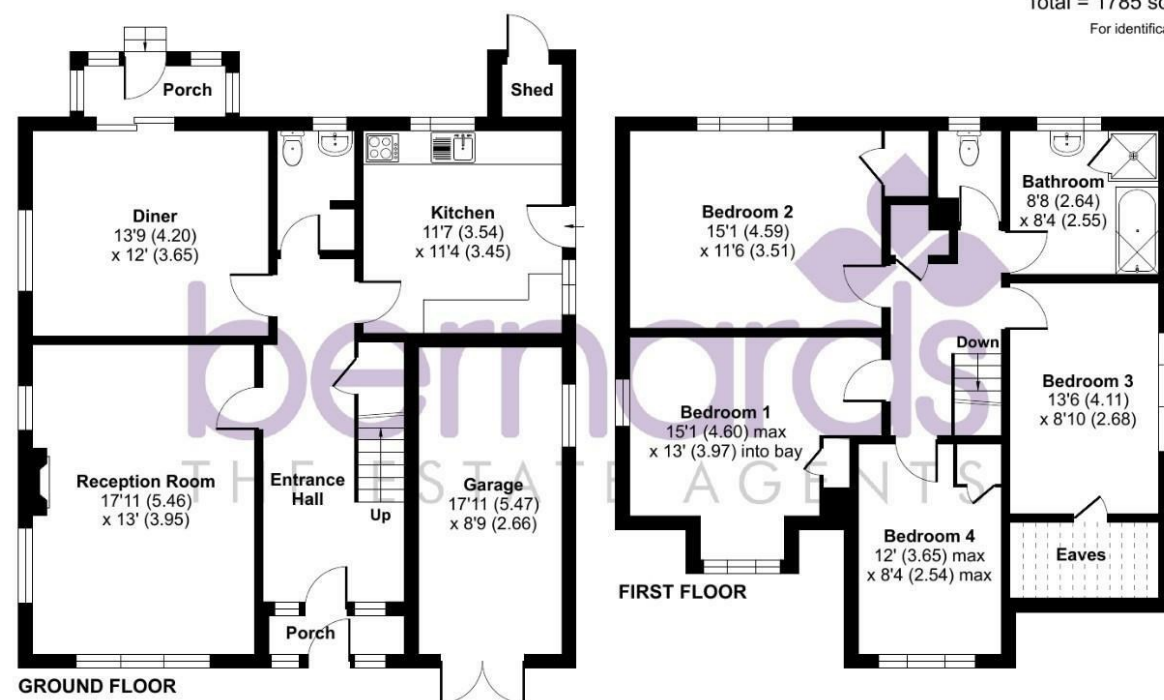




Foxes Close, Waterlooville, PO7

Approximate Area = 1578 sq ft / 146.6 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Garage = 150 sq ft / 13.9 sq m
Outbuilding = 11 sq ft / 1 sq m
Total = 1785 sq ft / 165.7 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: 1355047



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



Guide Price £525,000

Foxes Close, Waterlooville PO7 7JH

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HIGHLIGHTS

- ❖ DETACHED
- ❖ FOUR BEDROOMS
- ❖ RECEPTION ROOM
- ❖ KITCHEN
- ❖ DINER
- ❖ GARAGE
- ❖ GARDEN
- ❖ OFF ROAD PARKING
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

NO FORWARD CHAIN

Nestled in the charming area of Foxes Close, Waterlooville, this delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,785 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The well-appointed reception room provides a welcoming space for relaxation and entertaining, while the bathroom is designed for both functionality and comfort.

One of the standout features of this property is the ample off-road parking, accommodating up to three vehicles, along with a garage for additional storage or vehicle protection. The good-sized garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

Moreover, this home holds potential for further development, with the possibility to convert the loft, subject to planning permission. This flexibility allows for future expansion to suit your family's needs.

Conveniently located close to the town centre, residents will benefit from easy access to a variety of shops, restaurants, and essential services. Additionally, excellent transport links ensure that commuting and exploring the surrounding areas is a breeze.

This property is truly a must-view for anyone seeking a spacious and versatile home in a desirable location. Don't miss the opportunity to make this lovely house your new home.

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 : E YEARLY £2705

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!

RECEPTION ROOM

17'10" x 12'11" (5.46 x 3.95)

DINER

13'9" x 11'11" (4.20 x 3.65)

KITCHEN

11'7" x 11'3" (3.54 x 3.45)

GARAGE

17'11" x 8'8" (5.47 x 2.66)

BEDROOM ONE

15'1" x 13'0" (4.60 x 3.97)

BEDROOM TWO

15'0" x 11'6" (4.59 x 3.51)

BEDROOM THREE

13'5" x 8'9" (4.11 x 2.68)

BEDROOM FOUR

11'11" x 8'3" (3.65 x 2.54)

BATHROOM

8'7" x 8'4" (2.64 x 2.55)



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			
(1-10) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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