



The Dale, Waterlooville, PO7

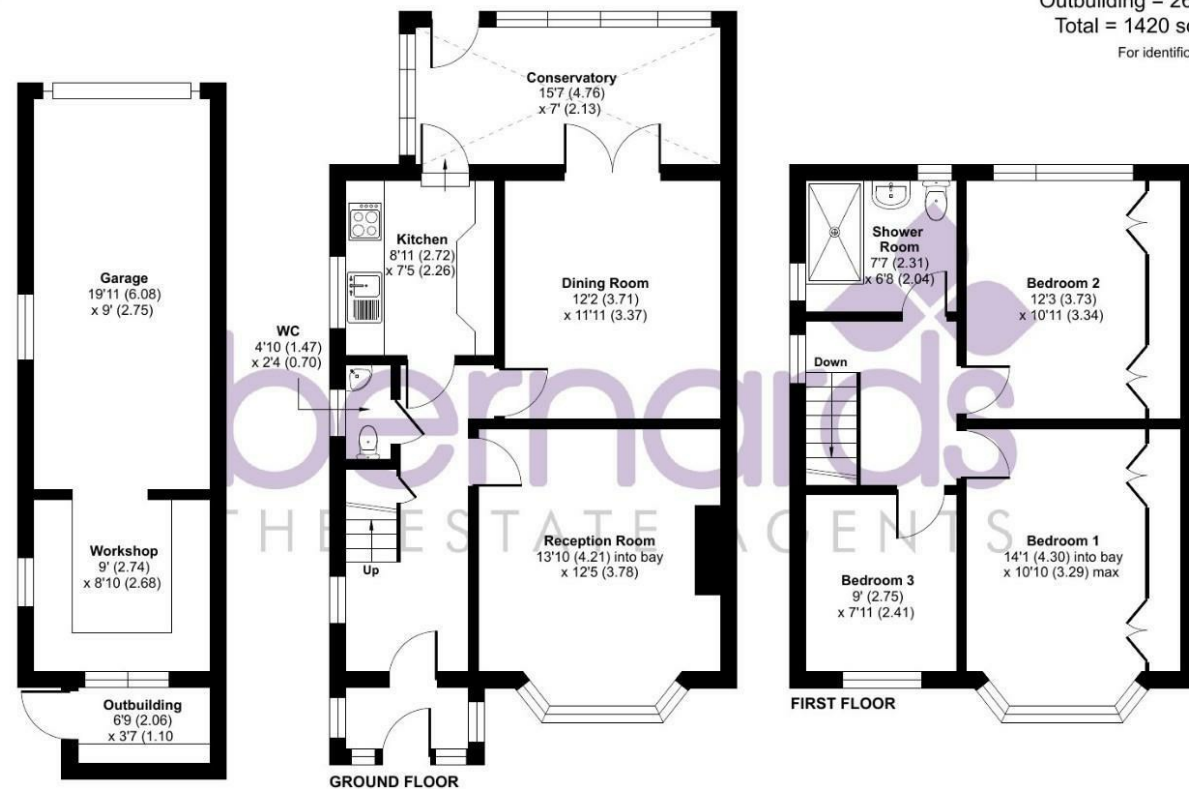
Approximate Area = 1130 sq ft / 104.9 sq m
Garage / workshop = 264 sq ft / 24.5 sq m
Outbuilding = 26 sq ft / 2.4 sq m
Total = 1420 sq ft / 131.8 sq m
For identification only - Not to scale



Guide Price £400,000

The Dale, Waterlooville PO7 5DF

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THE ESTATE AGENTS



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: 1242380



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI DETACHED
- ❖ OFF ROAD PARKING
- ❖ GARAGE/WORKSHOP AREA
- ❖ TWO RECEPTION AREAS
- ❖ LARGE GARDEN
- ❖ VIEWING ADVISED
- ❖ SOME MODERNISATION REQUIRED
- ❖ REQUESTED LOCATION
- COMPLETE CHAIN AHEAD

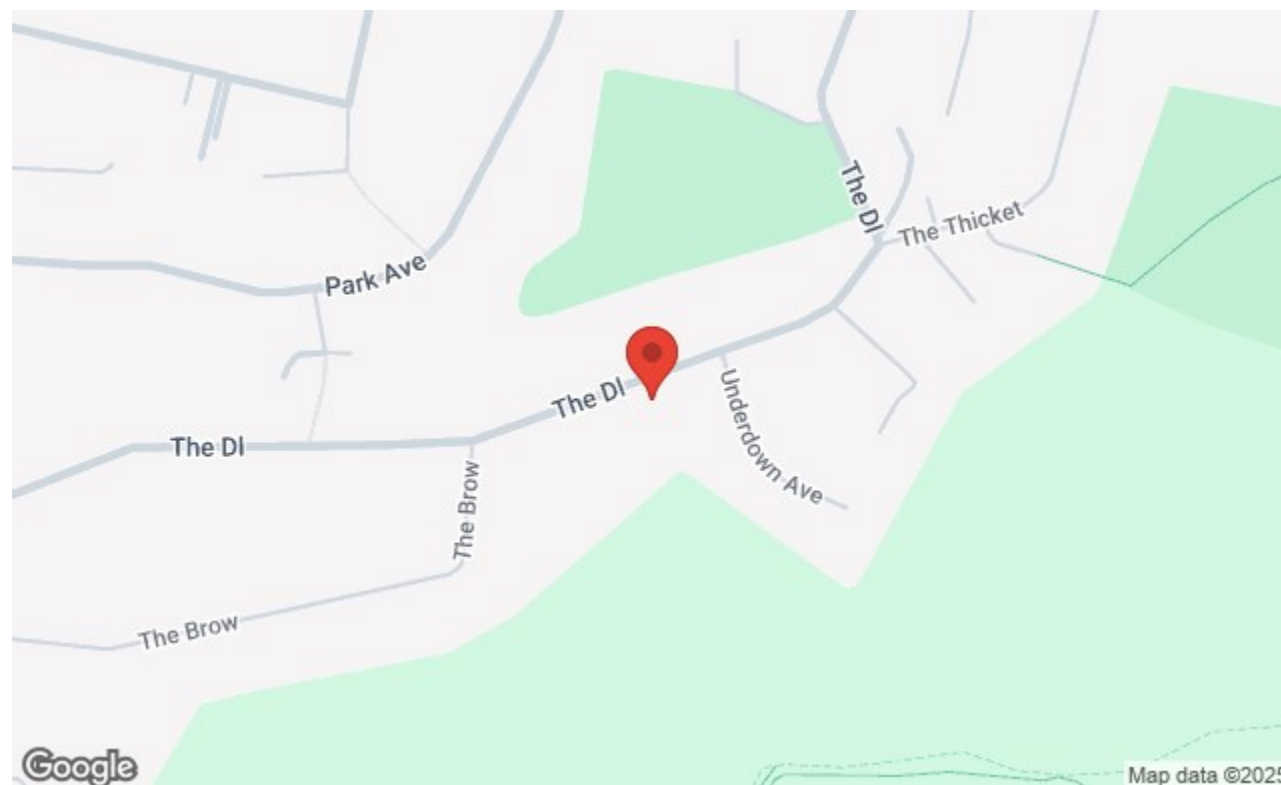
Nestled in the charming area of The Dale, Waterlooville, this delightful three-bedroom semi-detached house presents an excellent opportunity for those seeking a family home with potential. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining along with three well-proportioned bedrooms.

The house features a single bathroom, catering to the needs of modern living. One of the standout attributes of this property is the off-road parking, complemented by a garage that currently serves as a workshop, offering versatility for hobbies or additional storage. The large garden is a true highlight, providing a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for

enjoying the fresh air.

While the property requires some modernisation, this presents a fantastic opportunity for buyers to put their own stamp on the home and create a space that reflects their personal style. With no onward chain, the process of moving in can be swift and uncomplicated, allowing you to settle into your new home without delay.

In summary, this semi-detached house in Waterlooville is a promising prospect for those looking to invest in a property with great potential. With its generous living space, outdoor amenities, and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this house your 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
8'11" x 7'4" (2.72 x 2.26)

DINING ROOM
12'2" x 11'0" (3.71 x 3.37)

RECEPTION ROOM
13'9" x 12'4" (4.21 x 3.78)

CONSERVATORY
15'7" x 6'11" (4.76 x 2.13)

WC
4'9" x 2'3" (1.47 x 0.70)

SHOWER ROOM
7'6" x 6'8" (2.31 x 2.04)

BEDROOM 1
14'1" x 10'9" (4.30 x 3.29)

BEDROOM 2
12'2" x 10'11" (3.73 x 3.34)

BEDROOM 3
9'0" x 7'10" (2.75 x 2.41)

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!

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.

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.

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

COUNCIL TAX BAND - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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