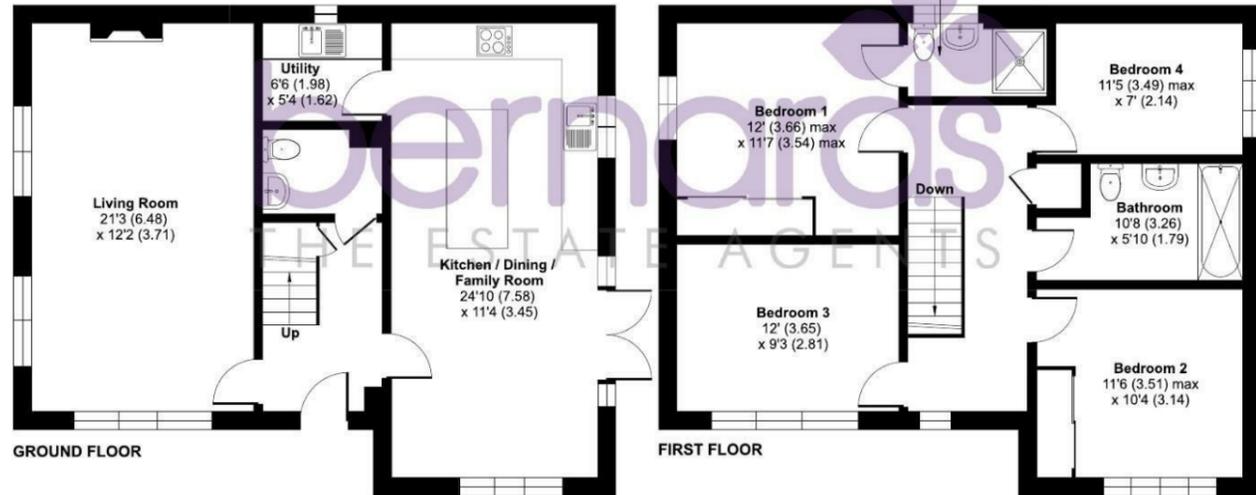
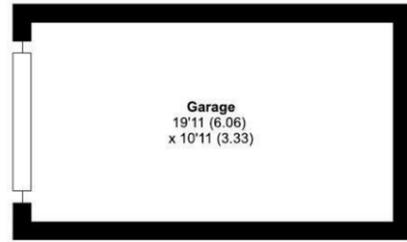




# Nevinson Way, Waterlooville, PO7

Approximate Area = 1402 sq ft / 130.2 sq m  
Garage = 217 sq ft / 20.1 sq m  
Total = 1619 sq ft / 150.3 sq m  
For identification only - Not to scale

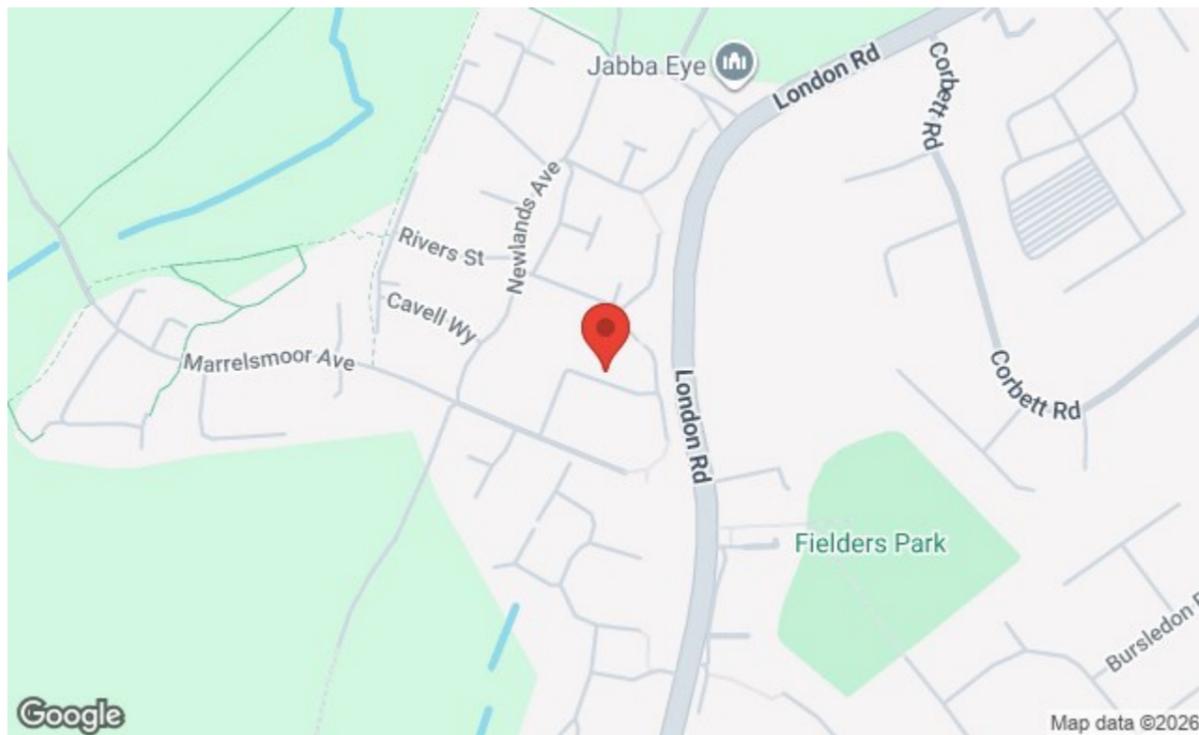


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1422514



Price Guide £530,000

Nevinson Way, Waterlooville PO7 5FW



4 bedrooms, 2 bathrooms, 2 living areas

## HIGHLIGHTS

- ❖ DETACHED
- ❖ OFF ROAD PARKING
- ❖ FOUR BEDROOMS
- ❖ FAMILY BATHROOM
- ❖ UTILITY ROOM
- ❖ ENSUITE TO MASTER
- ❖ ENCLOSED GARDEN
- ❖ KITCHEN DINER
- ❖ VIEWING ADVISED

Nestled in the desirable area of Nevinson Way, Waterlooville, this superb four-bedroom detached house offers a perfect blend of comfort and modern living. As you approach the property, you will appreciate the convenience of off-road parking, ensuring that your vehicles are secure and easily accessible.

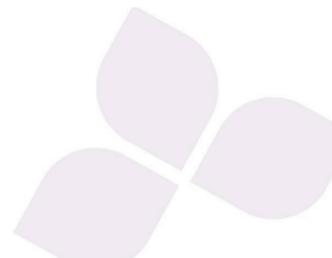
Upon entering, you are greeted by a spacious living room to your left, providing an inviting space for relaxation and entertainment. To the right, the well-appointed kitchen diner is a highlight of the home, offering ample space for family meals and gatherings. This area also grants access to a utility room, enhancing practicality, and leads out to the garden, where you can enjoy outdoor activities or

simply unwind in a tranquil setting.

The first floor boasts four generously sized bedrooms, with the master bedroom featuring an ensuite bathroom for added privacy and convenience. A well-designed family bathroom serves the remaining bedrooms, ensuring that all family members have their own space.

This property is presented to a high standard, making it an ideal choice for families or those seeking a comfortable home in a friendly neighbourhood. Viewing is highly recommended to fully appreciate the charm and functionality this delightful home has to offer. Don't miss the opportunity to make this wonderful property your own.

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

## ENTRANCE HALL

**LIVING ROOM**  
21'3" x 12'2" (6.48 x 3.71)

**KITCHEN / DINING / FAMILY ROOM**  
24'10" x 11'3" (7.58 x 3.45)

**UTILITY ROOM**  
3'3"/321'6" x 5'3" (1/98 x 1.62)

## LANDING

**BEDROOM ONE**  
12'0" x 11'7" (3.66 x 3.54)

**BEDROOM TWO**  
11'6" x 10'3" (3.51 x 3.14)

**BEDROOM THREE**  
9'10"/213'3" x 9'2" (3/65 x 2.81)

**BEDROOM FOUR**  
11'5" x 7'0" (3.49 x 2.14)

**SHOWER ROOM**  
8'1" x 4'3" (2.47 x 1.32)

**BATHROOM**  
10'8" x 5'10" (3.26 x 1.79)

## COUNCIL TAX BAND

The local authority is Havant borough council.  
BAND : E

## MORTGAGE SERVICE

We offer financial services here at Bernard's. 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 Bernard's Estate Agents are marketing, please make contact with your local office so we can verify your financial/Mortgage situation.

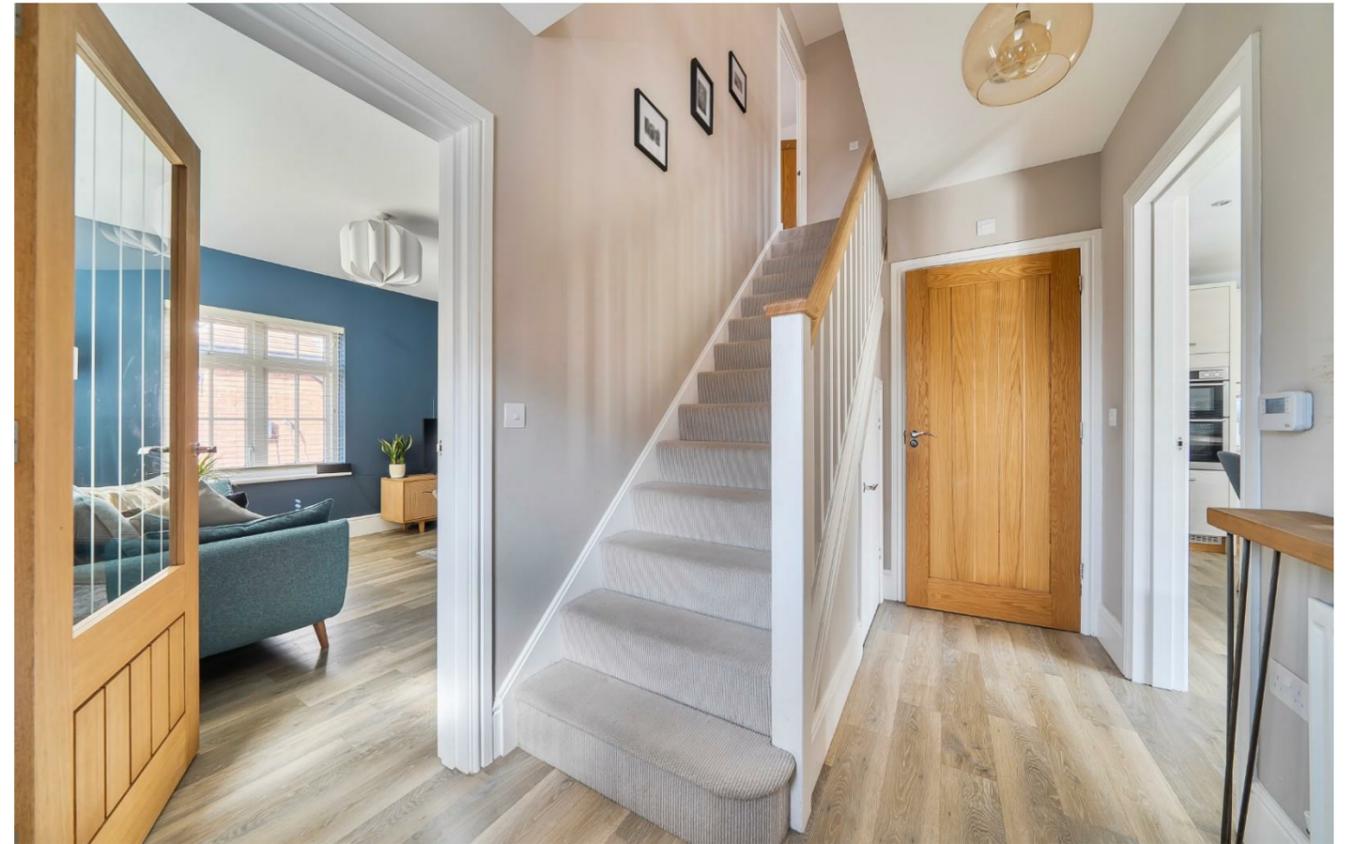
## REMOVALS

Also here at Bernard's 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

Bernard's 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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		84	93
(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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