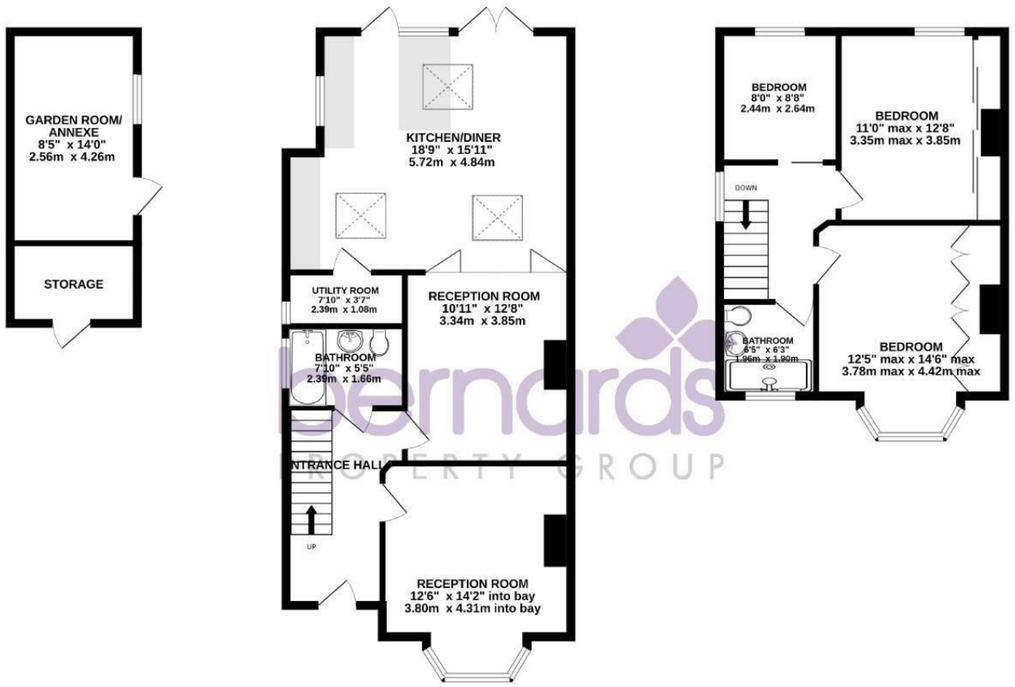
OUTBUILDING
162 sq.ft. (15.1 sq.m.) approx.

GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.




TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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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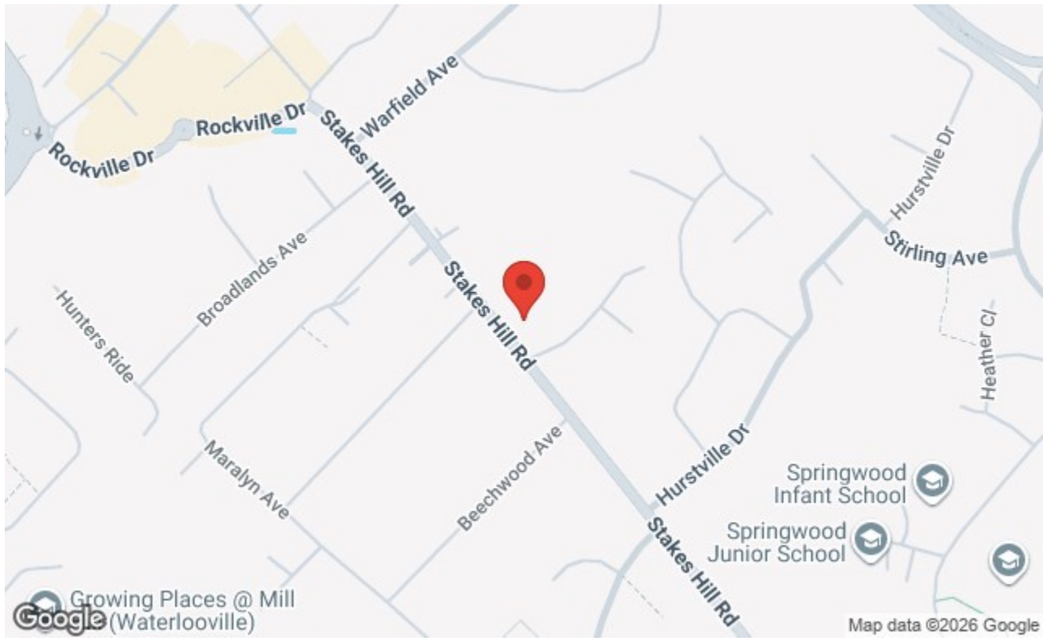



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

# Asking Price £400,000

## Stakes Hill Road, Waterlooville PO7 7LD

bernards
THE ESTATE AGENTS

3 2 2

## HIGHLIGHTS

- REAR GARDEN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- TWO BATHROOMS
- PLENTY OF PARKING
- SOUGHT AFTER LOCATION
- CONVERTED ANNEXE GARAGE
- SEMI DETACHED
- WELL PRESENTED

Nestled on Stakes Hill Road in Waterlooville, this semi-detached house offers a perfect blend of comfort and potential. Spanning an impressive 1,187 square feet, the property features three bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The property boasts two bathrooms, a valuable addition that enhances convenience for busy households.

One of the standout features of this home is the off-road parking, accommodating up to three vehicles, which is a rare find in the area. This feature not only adds to the property's appeal but also offers peace of mind for residents and visitors alike.

In summary, this semi-detached house on Stakes Hill Road presents a wonderful opportunity for those looking to settle in a vibrant community. With its spacious interiors, practical amenities, and potential for further enhancement, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful house your new home.

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

# PROPERTY INFORMATION

### RECEPTION ROOM
14'1" x 12'5" (4.31 x 3.80)

### RECEPTION ROOM 2
12'7" x 10'11" (3.85 x 3.34)

### KITCEHN/DINER
18'9" x 15'10" (5.72 x 4.84)

### BATHROOM
7'10" x 5'5" (2.39 x 1.66)

### UTILITY ROOM
7'10" x 3'6" (2.39 x 1.08)

### BEDROOM ONE
14'6" x 12'4" (4.42 x 3.78)

### BEDROOM TWO
12'7" x 10'11" (3.85 x 3.35)

### BEDROOM THREE
8'7" x 8'0" (2.64 x 2.44)

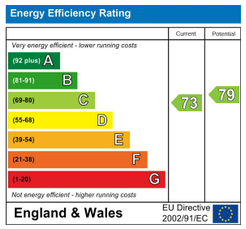
### BATHROOM
6'5" x 6'2" (1.96 x 1.90)

### SOLICITOR/ CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

### BERNARDS OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

### ANTI MONEY LAUNDERING
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 D

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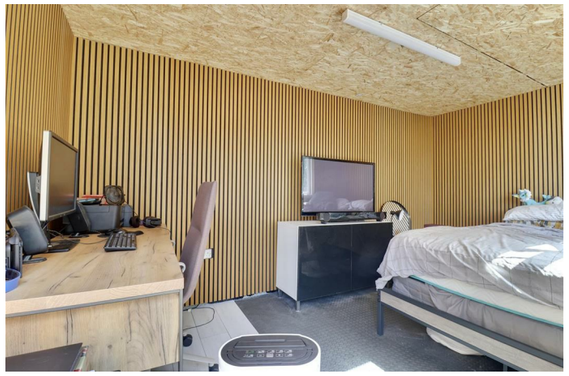

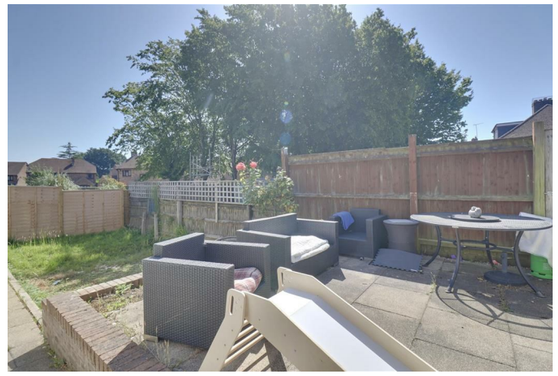

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