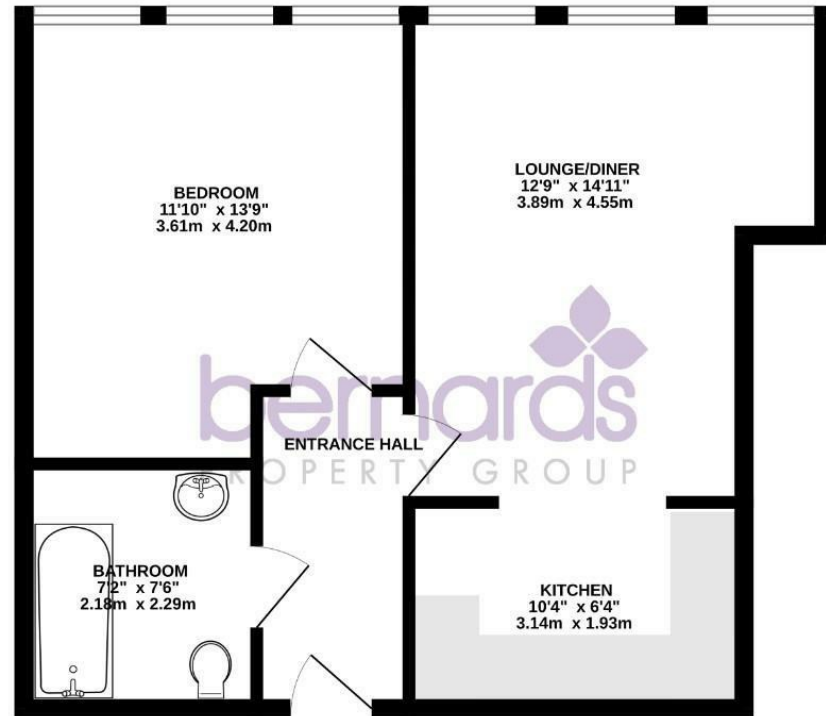


3RD FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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.  
 Measure with Mitropa 12/2016



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



Guide Price £120,000

Hulbert Road, Waterloooville PO7 7FH



## HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ PERFECT INVESTMENT
- ❖ GREAT FIRST TIME PURCHASE
- ❖ CENTRAL WATERLOOVILLE
- ❖ ONE BEDROOM
- ❖ LOUNGE/DINER
- ❖ KITCHEN
- ❖ FITTED BATHROOM
- ❖ ALLOCATED COVERED PARKING
- ❖ ONE NOT TO BE MISSED

Nestled in the heart of central Waterloooville on Hulbert Road, this charming one-bedroom flat presents an excellent opportunity for both first-time buyers and savvy investors. Built in 2013, the property boasts a modern design and a practical layout, encompassing a comfortable 527 square feet of living space.

Upon entering, you are welcomed into a delightful lounge/diner, which offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed bedroom provides a peaceful retreat, while the bathroom is conveniently located to serve both residents and visitors alike.

One of the standout features of this property is the allocated covered parking, ensuring that you have a secure and convenient space for your vehicle. Additionally, with no onward chain, the process of moving in can be swift and hassle-free.

This house is ideally situated, placing you within easy reach of local amenities, shops, and transport links, making it a practical choice for those seeking a vibrant community lifestyle. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this home on Hulbert Road is not to be missed.

Call today to arrange a viewing  
 02392 232 888

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**COMMUNAL ENTRANCE** to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

**ENTRANCE HALL**

**LOUNGE/DINER**  
12'9" x 14'11" (3.89 x 4.55)

**KITCHEN**  
10'3" x 6'3" (3.14 x 1.93)

**BEDROOM**  
11'10" x 13'9" (3.61 x 4.20)

**BATHROOM**  
7'1" x 7'6" (2.18 x 2.29)

**ALLOCATED COVERED PARKING**

**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.

**COUNCIL TAX BAND**  
The local authority is Havant borough council. Please ask a member of staff for further details!  
BAND : A YEARLY £1475

**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 your 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



| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  | 78      | 78        |
| (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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