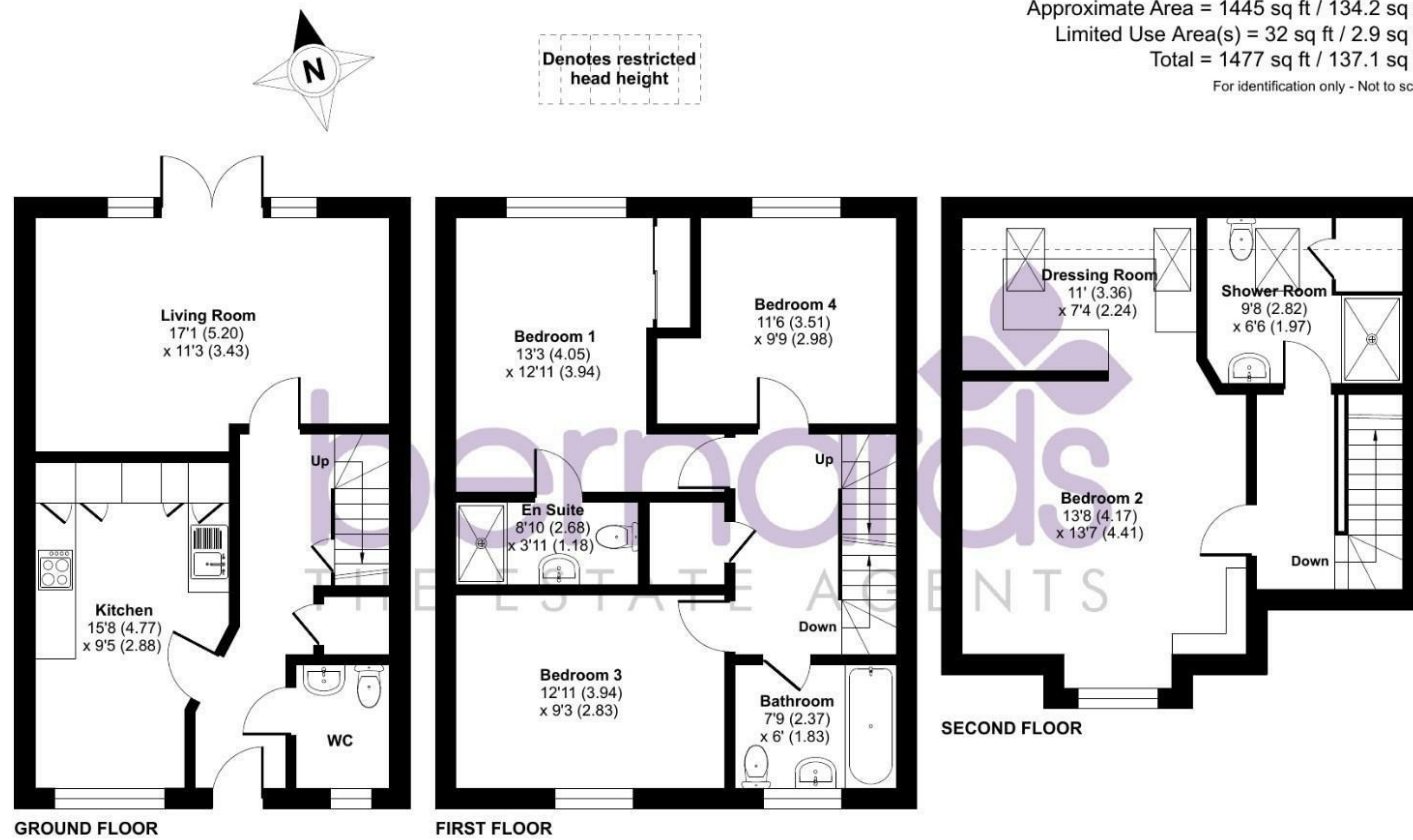


Poppy Fields, Waterlooville, PO7

Approximate Area = 1445 sq ft / 134.2 sq m
 Limited Use Area(s) = 32 sq ft / 2.9 sq m
 Total = 1477 sq ft / 137.1 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1478952



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



Offers In Excess Of £400,000

Poppy Fields, Waterlooville PO7 5FT



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ THREE BATHROOMS
- ❖ THREE FLOORS
- ❖ LARGE LIVING ROOM
- ❖ KITCHEN
- ❖ DRESSING ROOM
- ❖ EN-SUITE
- ❖ SPACIOUS GARDEN
- ❖ WELL PRESENTED
- ❖ VIEWING ADVISED

This well presented townhouse located in the desirable area of Poppy Fields, Waterlooville boasts a generous living space of 1,477 square feet, spread across three well-appointed floors.

As you enter, you are greeted by a spacious reception room, perfect for entertaining guests or enjoying quiet family time. The heart of the home is undoubtedly the modern kitchen diner, which has been thoughtfully updated to meet contemporary standards. This inviting space is ideal for family meals and social gatherings.

The townhouse features four spacious bedrooms, providing ample accommodation for families or those who enjoy having extra space for guests. The

master bedroom, located on the second floor, is a true retreat, complete with a dressing room and an ensuite shower, ensuring privacy and comfort. Additionally, there are two further bathrooms and a convenient WC, making morning routines a breeze for everyone in the household.

This property is not only stylish but also practical, making it a perfect choice for modern living. With its excellent layout and modern amenities, this townhouse in Poppy Fields is a wonderful opportunity for those seeking a comfortable and contemporary home in Waterlooville. Don't miss the chance to make this delightful property your own.

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN

15'7" x 9'5" (4.77 x 2.88)

LIVING ROOM

17'0" x 11'3" (5.20 x 3.43)

W.C

BATHROOM

7'9" x 6'0" (2.37 x 1.83)

BEDROOM ONE

13'3" x 12'11" (4.05 x 3.94)

EN-SUITE

8'9" x 3'10" (2.68 x 1.18)

BEDROOM TWO

13'8" x 14'5" (4.17 x 4.41)

BEDROOM THREE

12'11" x 9'3" (3.94 x 2.83)

BEDROOM FOUR

11'6" x 9'9" (3.51 x 2.98)

BATHROOM

7'9" x 6'0" (2.37 x 1.83)

DRESSING ROOM

11'0" x 7'4" (3.36 x 2.24)

SHOWER ROOM

9'3" x 6'5" (2.82 x 1.97)

GARDEN

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : D YEARLY £: 2,320.28

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.

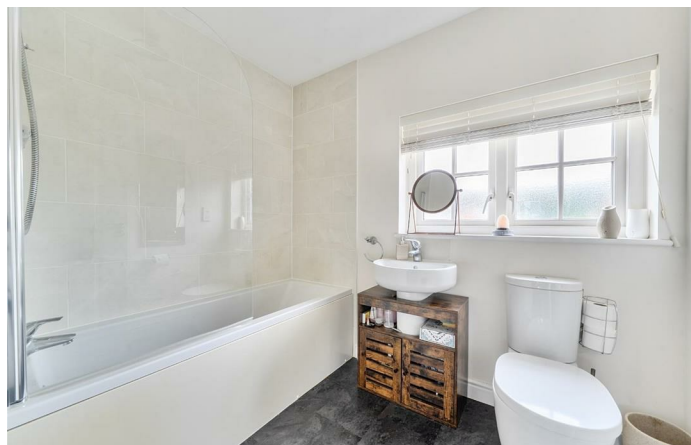
REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time 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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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