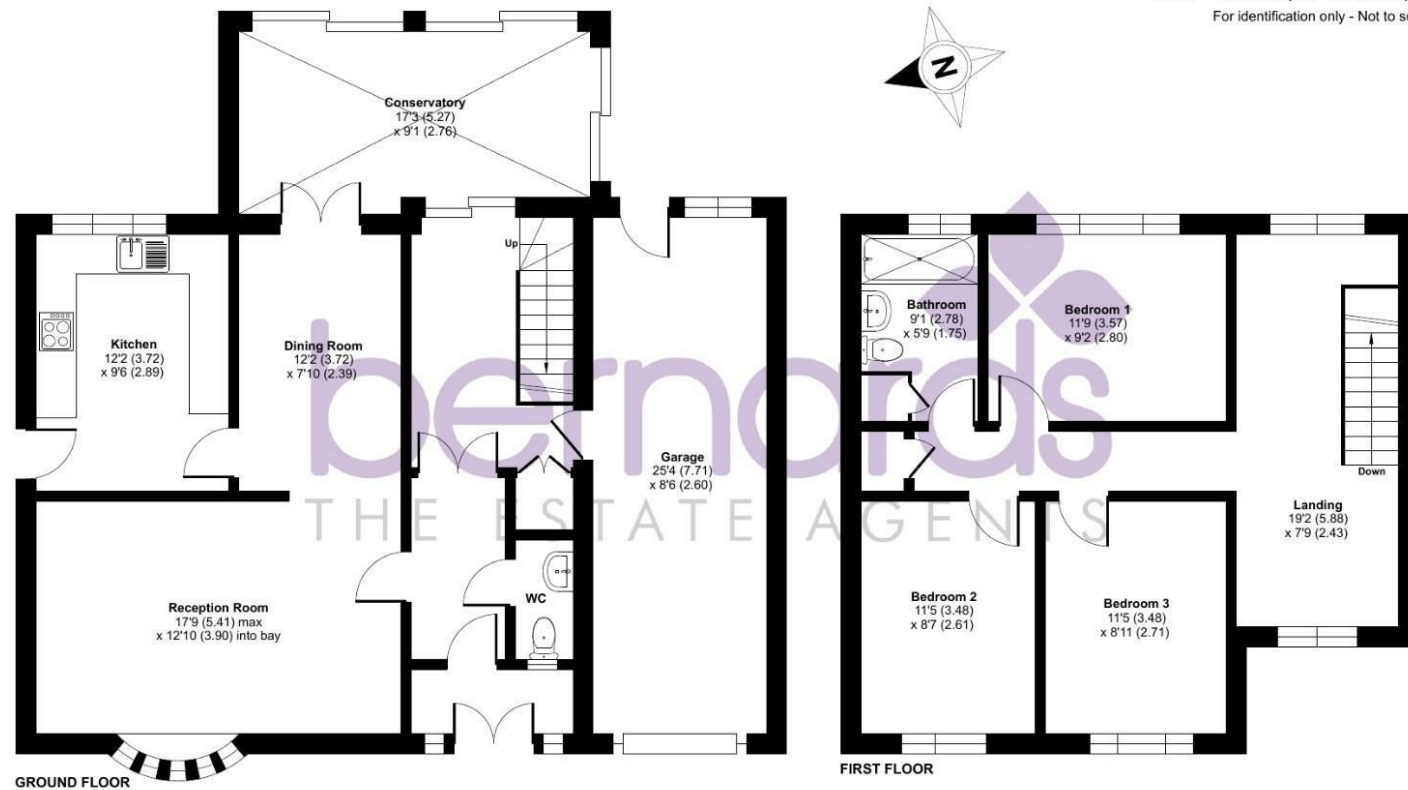


Stakes Road, Waterlooville, PO7

Approximate Area = 1429 sq ft / 132.7 sq m
Garage = 216 sq ft / 20 sq m
Total = 1645 sq ft / 152.7 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1381706



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



Guide Price £450,000

Stakes Road, Waterlooville PO7 5NA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED
- ❖ THREE BEDROOM
- ❖ RECEPTION ROOM
- ❖ DINING ROOM
- ❖ KITCHEN
- ❖ BATHROOM
- ❖ CONSERVATORY
- ❖ GENEROUS GARDEN
- ❖ OFF ROAD PARKING
- ❖ A MUST VIEW

Nestled on the desirable Stakes Road in Waterlooville, this charming detached house presents an excellent opportunity for those looking to create their dream home. Boasting three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The single reception room offers a welcoming area for relaxation and social gatherings, while the bathroom provides essential amenities.

One of the standout features of this home is the expansive garden, which offers ample outdoor space for gardening, play, or entertaining. The property also benefits from off-road

parking for up to four vehicles, along with a garage, ensuring convenience for residents and guests alike.

While the house is in need of modernisation, this presents a unique chance for buyers to personalise the space to their taste and requirements. With a little vision and effort, this property can be transformed into a stunning family home.

Given its prime location and potential, this detached three-bedroom house is a must-view for anyone seeking a project in a sought-after area. Don't miss out on the opportunity to make this property your own.

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



PROPERTY INFORMATION

COUNCIL TAX BAND

The local authority is Havant borough council
BAND E

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 you 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!

RECEPTION ROOM

17'8" x 12'9" (5.41 x 3.90)

DINING ROOM

12'2" x 7'10" (3.72 x 2.39)

KITCHEN

12'2" x 9'5" (3.72 x 2.89)

GARAGE

25'3" x 8'6" (7.71 x 2.60)

CONSERVATORY

17'3" x 9'0" (5.27 x 2.76)

BEDROOM ONE

11'8" x 9'2" (3.57 x 2.80)

BEDROOM TWO

11'5" x 8'6" (3.48 x 2.61)

BEDROOM THREE

11'5" x 8'10" (3.48 x 2.71)

BATHROOM

9'1" x 5'8" (2.78 x 1.75)

LADING

19'3" x 7'11" (5.88 x 2.43)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	71	77
England & Wales		



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