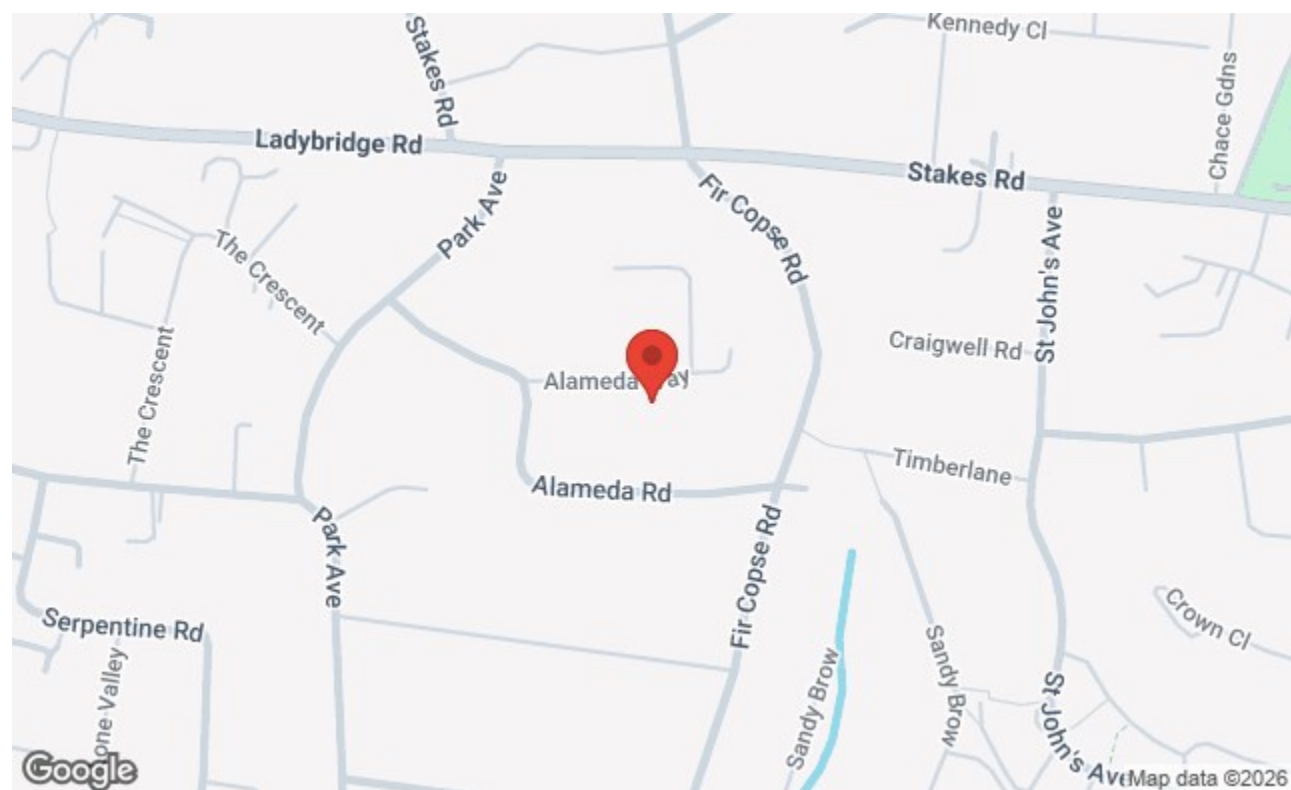
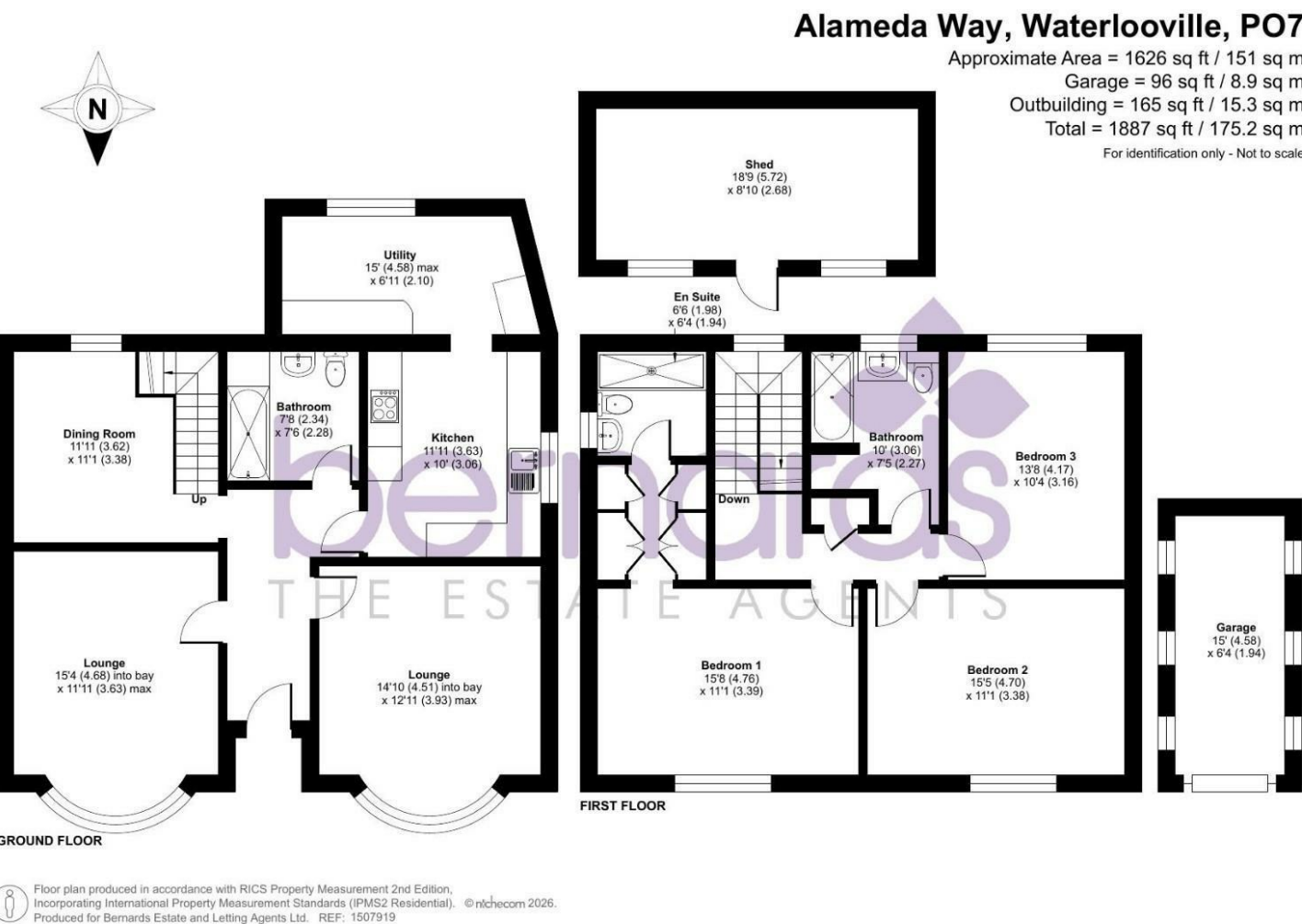




Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Offers In Excess Of £500,000

Alameda Way, Waterlooville PO7 5HB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Three/Four Bedrooms
- Detached House
- Two/Three Reception Rooms
- Utility
- Two/Three Bathrooms
- Garage & Driveway
- Dressing Room To Master
- Potential Ensuite To Master
- A Must See!

This impressive detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking a welcoming home.

Upon entering, you are greeted by a bright entrance hall that provides access to all ground floor rooms. The front lounge is generously sized, allowing for a variety of furnishings while the charming bay window floods the space with natural light, creating a warm and inviting atmosphere. The dining room offers versatility and can also serve as an office while overlooking the tranquil garden. Additionally, there is a further reception room that is currently functioning as a large double bedroom, catering to your needs. The modern fitted kitchen is a highlight of the home, featuring ample cupboard space and excellent storage for all your white goods. This area seamlessly leads into a practical utility space, enhancing the functionality of the home.

On the first floor, you will find three double bedrooms, with the master bedroom boasting a

dressing area and the potential for an ensuite bathroom, providing a touch of luxury. The family bathroom is well-equipped with a fitted bath, overhead shower, basin, and WC, ensuring convenience for all. There is a further bathroom located on the ground floor.

Externally, the property offers off-road parking for up to several vehicles, along with a garage for additional storage. The easy-to-maintain garden is a private oasis, perfect for relaxation, and includes an external shed that can be transformed into a charming cabin.

With its excellent location providing easy access to local schools, shops, and direct bus links to nearby cities and towns, this detached house is a wonderful opportunity for those looking to settle in a vibrant community.

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



PROPERTY INFORMATION

LOUNGE
15'4" x 11'10" (4.68m x 3.63m)

DINING ROOM
11'10" x 11'1" (3.62m x 3.38m)

KITCHEN
11'10" x 10'0" (3.63m x 3.06m)

UTILITY
15'0" x 6'10" (4.58m x 2.10m)

RECEPTION ROOM
TWO/BEDROOM FOUR
14'9" x 12'10" (4.51m x 3.93m)

BATHROOM
7'8" x 7'5" (2.34m x 2.28m)

BEDROOM ONE
15'7" x 11'1" (4.76m x 3.39m)

ENSUITE
6'5" x 6'4" (1.98m x 1.94m)

BEDROOM TWO
15'5" x 11'1" (4.70m x 3.38m)

BEDROOM THREE
13'8" x 10'4" (4.17m x 3.16m)

BATHROOM
10'0" x 7'5" (3.06m x 2.27m)

SHED
18'9" x 8'9" (5.72m x 2.68m)

GARAGE
15'0" x 6'4" (4.58m x 1.94m)

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 BAND
BAND C

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION 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.

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PROPERTY REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
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.

TENURE OF PROPERTY
Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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