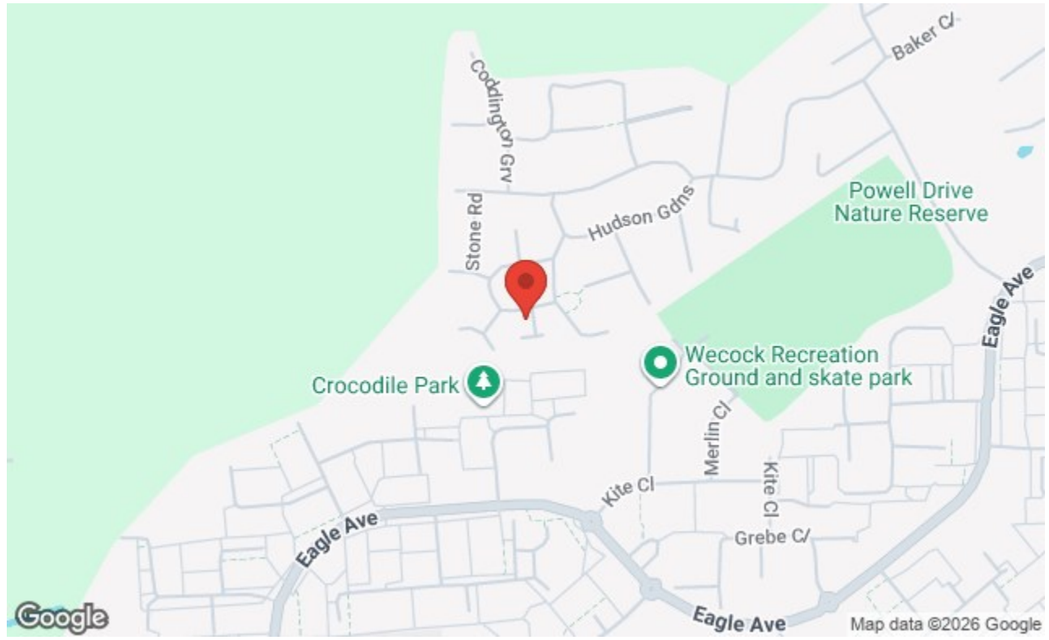
Clements Grove, Waterlooville, PO8

Approximate Area = 835 sq ft / 77.5 sq m
Garage = 202 sq ft / 18.7 sq m
Outbuilding = 164 sq ft / 15.2 sq m
Total = 1201 sq ft / 111.4 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1509222



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

FOR SALE

Offers In Excess Of £320,000

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3 2 1

HIGHLIGHTS

- Three Bedrooms
- Semi-Detached House
- Parking & Garage
- Summer Cabin
- Two Bathrooms
- Modern Fitted Kitchen
- Breakfast Bar
- Downstairs WC
- Desirable Location
- Near To Local Amenities

Bernards estate agents present to the market a three-bedroom semi-detached house offering a perfect blend of comfort and convenience. Spanning an impressive 1,201 square feet, the property is ideally situated with easy access to local schools, shops, and direct bus links to nearby cities and towns, making it an excellent choice for families and commuters alike.

Upon entering, you are greeted by a welcoming hallway that leads to the various ground floor rooms. The open-plan kitchen and dining area is a delightful space for entertaining, featuring a modern fitted worktops and cupboards, complete with integrated appliances. The lounge is bathed in natural light, providing a spacious area for relaxation and socialising, with patio doors that open directly into the garden, seamlessly connecting indoor and outdoor living. Additionally there is a ground floor toilet room.

The first floor presents two double bedrooms, alongside a third bedroom currently utilised as a dressing room. The master bedroom boasts the added luxury of an ensuite shower room, while a well-appointed family bathroom, complete with a fitted bath, basin, and WC, serves the other bedrooms.

Externally, the property features an easy-to-maintain garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Additionally, a studio fitted with electrics offers a versatile space that could serve as a home office or creative retreat. The property also benefits from a garage and allocated parking for two vehicles, ensuring convenience for residents and guests alike.

This semi-detached house is a wonderful opportunity for those seeking a modern family home in a vibrant community. Don't miss your chance to make it your own.

Call today to arrange a viewing
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www.bernardsestates.co.uk

PROPERTY INFORMATION

KITCHEN/DINING ROOM
17'3" x 8'5" (5.27m x 2.57m)

LOUNGE
15'8" x 10'11" (4.79m x 3.35m)

DOWNSTAIRS WC

BEDROOM ONE
14'1" x 8'5" (4.31m x 2.58m)

ENSUITE
7'6" x 4'1" (2.29m x 1.25m)

BEDROOM TWO
11'7" x 8'4" (3.55m x 2.56m)

BEDROOM THREE
9'8" x 6'10" (2.95m x 2.10m)

BATHROOM
6'10" x 6'0" (2.09m x 1.83m)

GARDEN OFFICE /STUDIO
14'11" x 11'9" (4.57m x 3.60m)

GARAGE
20'9" x 9'8" (6.33m x 2.97m)

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.

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.

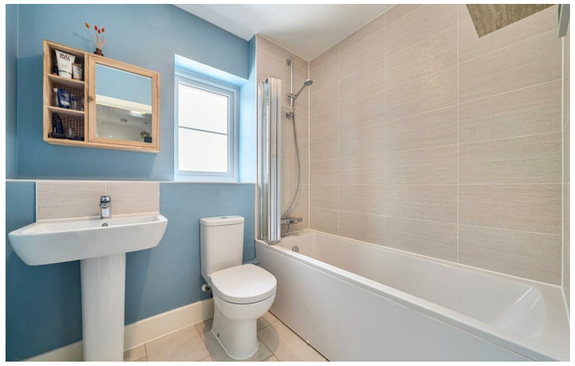
SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems 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.

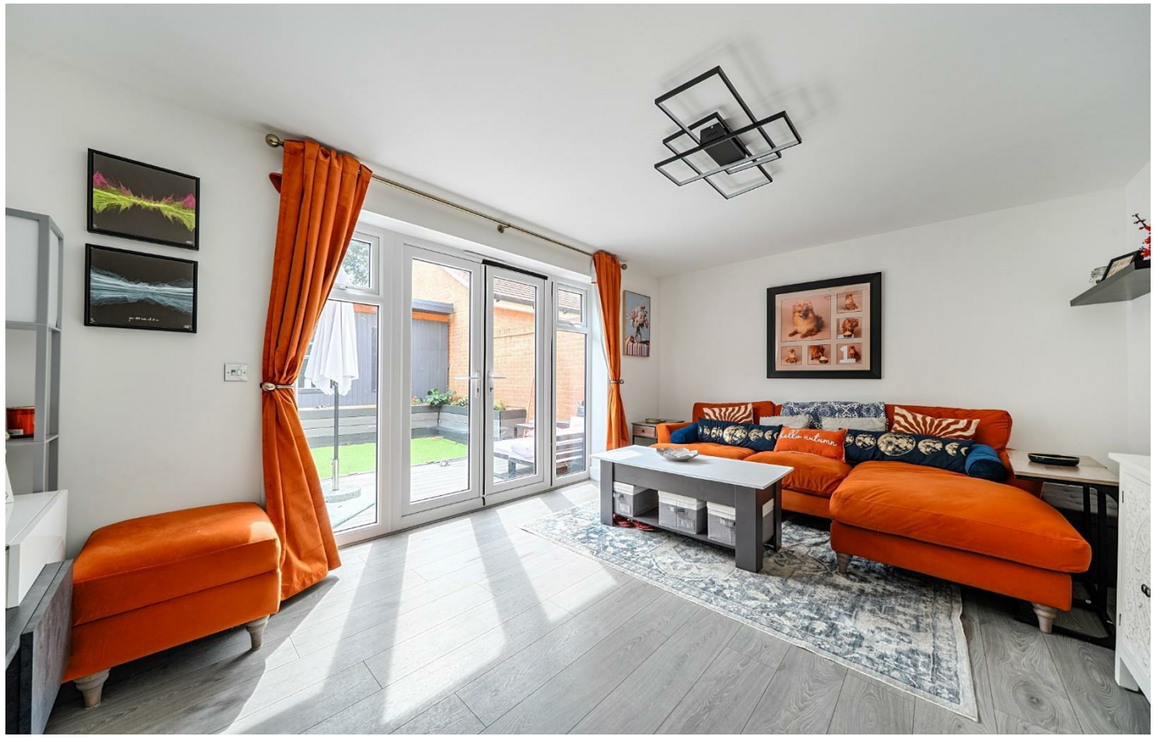
TENURE OF PROPERTY
Freehold

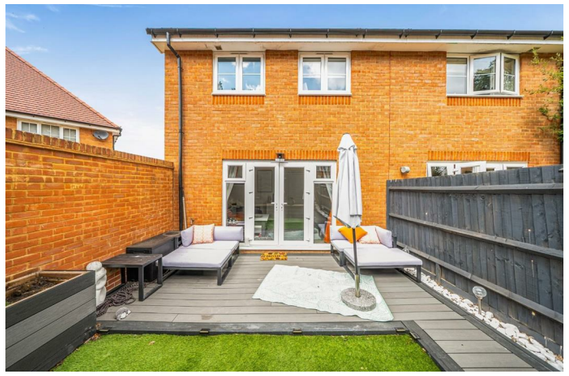






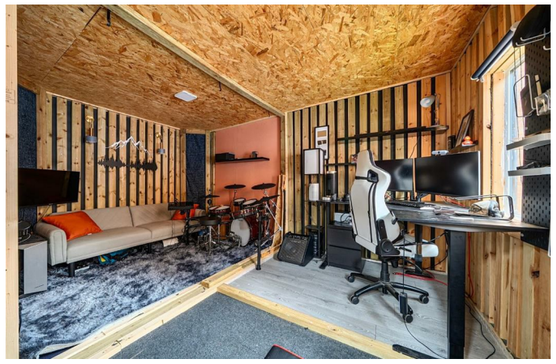


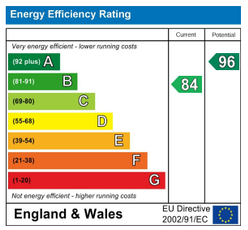












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