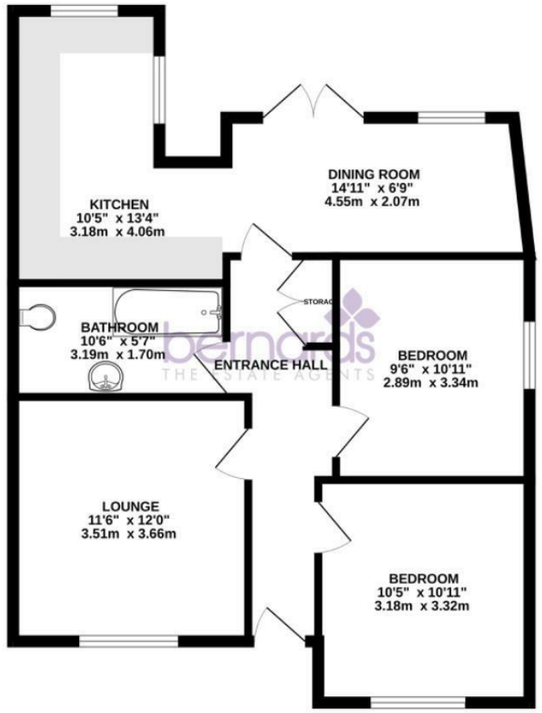
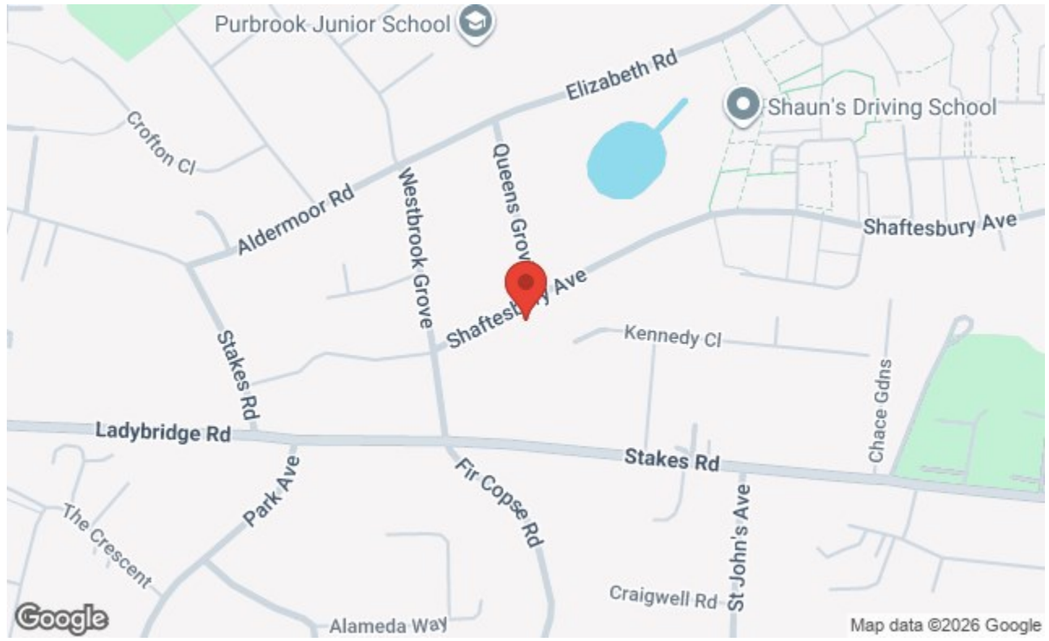
GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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.
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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Asking Price £325,000

Shaftesbury Avenue, Waterlooville PO7 5HW

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- SEMI DETACHED BUNGALOW
- OFF ROAD PARKING
- 2 DOUBLE BEDROOMS
- LARGE KITCHEN DINER
- IMPRESSIVE LOUNGE
- GREAT SIZE GARDEN
- CLOSE TO AMMENITIES
- WELL PRESENTED
- POPULAR LOCATION
- CALL TO VIEW

** GREAT SIZE SEMI DETACHED BUNGALOW WITH OFF ROAD PARKING IN POPULAR LOCATION **

We are delighted to offer for sale this well presented semi detached bungalow in popular Shaftesbury Avenue. Offering good size rooms and OFF ROAD PARKING at the front, this is a rare opportunity to acquire a home ideal for a couple or young family to enjoy for years to come.

The accommodation comprises a separate reception room at the front of the home, ideal to unwind in at the end of a busy day. A large kitchen / dining room runs the length of the property, overlooking a wonderful size rear garden to be enjoyed. There are 2 double bedrooms on hand and a well appointed family bathroom completes the set.

The location is always popular with good access offering back into central Waterlooville and routes South and North on the A3 for when your work or social life takes your further afield. There are some lovely walks, good schooling and local amenities also close by making this a home that needs an early internal inspection

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

PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
11'6" x 12'0" (3.51 x 3.66)

BATHROOM
10'5" x 5'6" (3.19 x 1.70)

BEDROOM 1
10'5" x 10'10" (3.18 x 3.32)

BEDROOM 2
9'5" x 10'11" (2.89 x 3.34)

KITCHEN
10'5" x 13'3" (3.18 x 4.06)

DINING ROOM
14'11" x 6'9" (4.55 x 2.07)

REAR GARDEN

ANTI-MONEY LAUNDERING (AML)
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 B
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

OFFER CHECK 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 TENURE
Freehold

REMOVAL QUOTES
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
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.

BERNARDS 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.

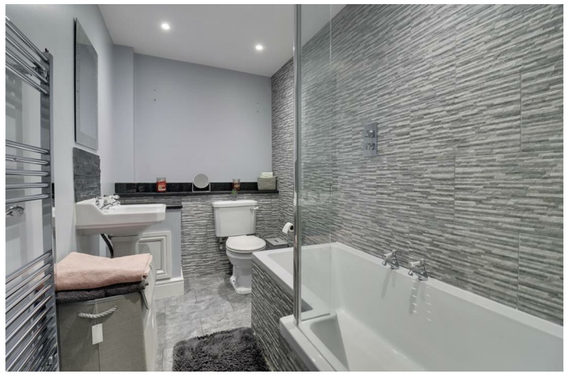
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!









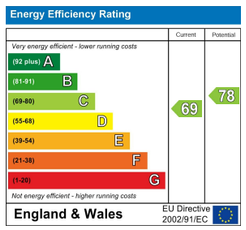












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