



GROUND FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, Waterloo, Hants, PO7 7EX
t: 02392 232 888



FOR SALE

Offers In Excess Of £240,000

Grebe Close, Waterloo, PO8 9UU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ MID TERRACE
- ❖ KITCHEN
- ❖ UTILITY ROOM/W.C
- ❖ LOUNGE
- ❖ DINING AREA
- ❖ FAMILY BATHROOM
- ❖ GARDEN
- ❖ OFF ROAD PARKING
- ❖ ONE NOT TO BE MISSED

Welcome to this fantastic extended three-bedroom terrace house located in the desirable area of Grebe Close, Waterloo. This charming property offers a perfect blend of comfort and convenience, making it an ideal home for families or those seeking extra space.

Upon entering the property, you will find the well-appointed kitchen and a convenient downstairs WC to your right, providing practicality for everyday living. The main lounge diner, situated at the back of the house, is a spacious and inviting area, perfect for entertaining guests or enjoying family time. The natural light that floods this space creates a warm and welcoming atmosphere.

As you ascend to the first floor, you will discover three generously sized bedrooms, each offering ample storage and versatility to suit your needs. The family bathroom is also located on this level, ensuring that all essential amenities are easily accessible.

One of the standout features of this property is the enclosed rear garden, providing a private outdoor space for relaxation or play. Additionally, off-street parking is available, adding to the convenience of this lovely home.

With its excellent location and well-designed layout, this property is sure to attract interest. We highly recommend viewing to fully appreciate all that it has to offer. Don't miss the opportunity to make this delightful house your new home.

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN

9'10" x 8'2" (3.0 x 2.5)

W.C/UTILITY

8'2" x 4'3" (2.5 x 1.3)

LOUNGE

15'1" x 13'1" (4.6 x 4)

DINING ROOM

14'9" x 6'2" (4.5 x 1.9)

LANDING

BEDROOM 1

15'1" x 9'6" (4.6 x 2.9)

BEDROOM 2

11'5" x 8'2" (3.5 x 2.5)

BEDROOM 3

8'6" x 6'10" (2.6 x 2.1)

BATHROOM

GARDEN

PARKING

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : C YEARLY £1967

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 plus) A	
(81-91) B	84
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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