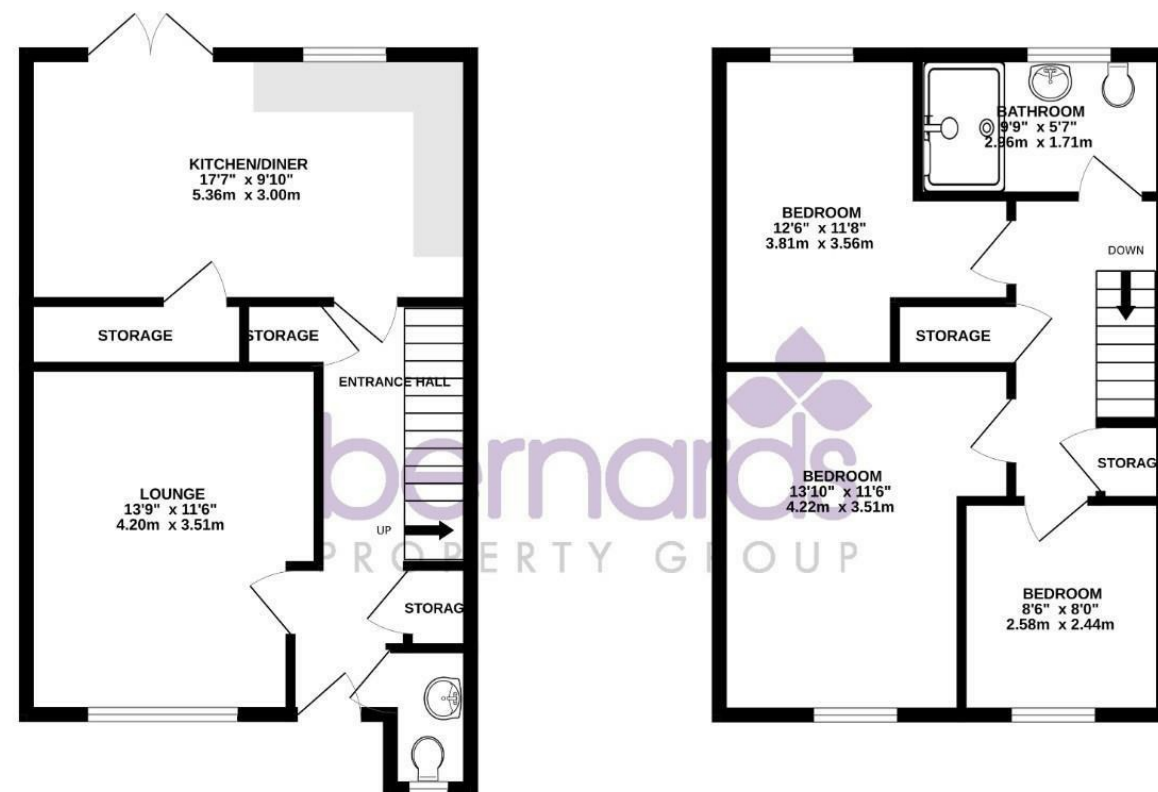


GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.

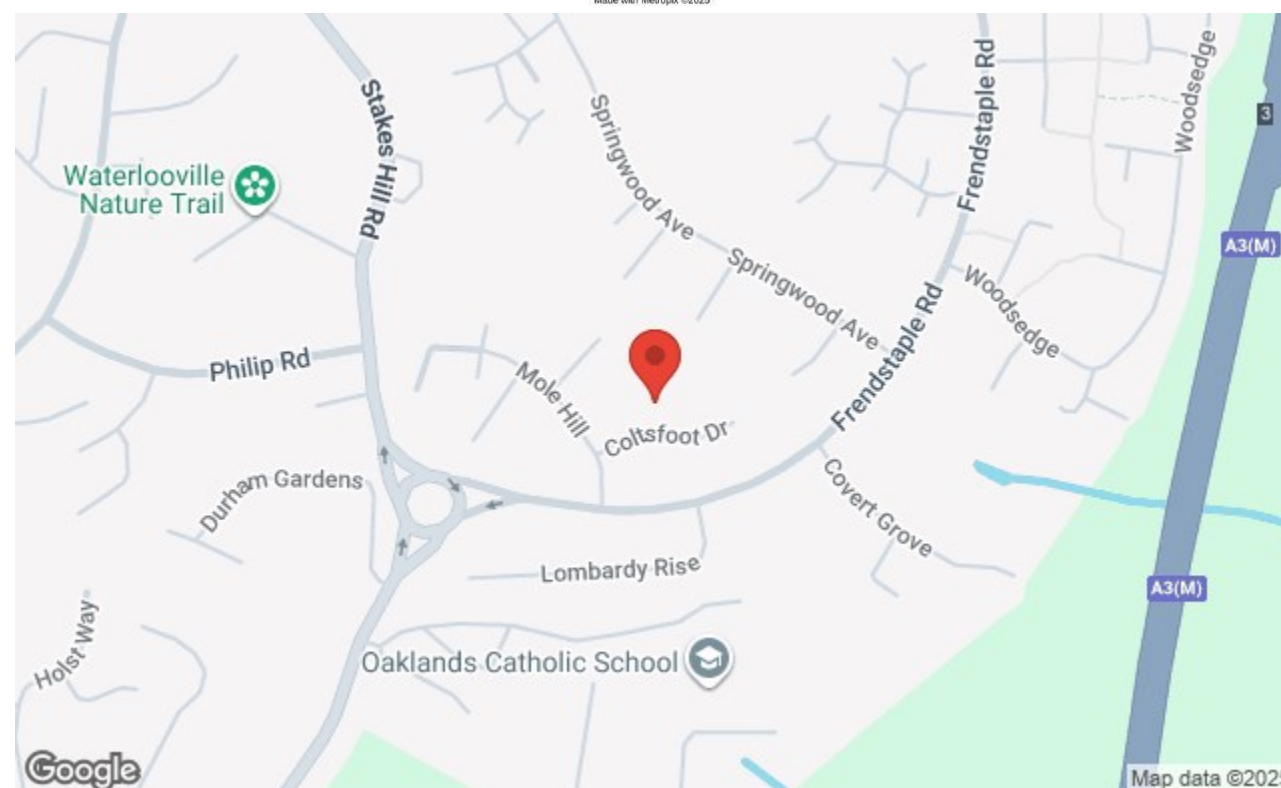
1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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, Waterloooville, Hants, PO7 7EX  
t: 02392 232 888



**FOR SALE**

Guide Price £270,000

Coltsfoot Drive, Waterloooville PO7 8DF

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ END OF TERRACE
- ❖ WELL APPOINTED FAMILY BATHROOM
- ❖ GENEROUS RECEPTION ROOM
- ❖ MODERN KITCHN/DINER
- ❖ DOWNSTAIRS W/C
- ❖ REAR PATIO GARDEN
- ❖ AMPLE OFF ROAD PARKING
- ❖ QUIET LOCATION
- A MUST VIEW

This delightful end-of-terrace house offers a perfect blend of comfort and convenience, with exciting potential for personalisation. Spanning an impressive 928 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

While the property is in need of some modernisation, it boasts a well-appointed bathroom and a functional kitchen area with ample storage—offering a fantastic canvas for those looking to add their own style and flair. With a little updating, this home could truly shine.

One of the standout features of this home is the off-road parking, for multiple vehicles, providing convenience and peace of mind in this bustling neighbourhood. The outdoor space is also a notable advantage, offering potential for gardening or simply enjoying the fresh air.

Coltsfoot Drive is situated in a friendly community, with local amenities and schools within easy reach, making it a desirable location for families and professionals alike. This property presents a wonderful opportunity to create lasting memories in a lovely home. Don't miss your chance to view this charming residence; it could be the perfect place for you to settle down.

Call today to arrange a viewing  
02392 232 888  
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# PROPERTY INFORMATION

**LOUNGE**  
13'9" x 11'6" (4.2 x 3.51)

**KITCHEN/DINER**  
17'7" x 9'10" (5.36 x 3)

**BEDROOM 1**  
12'5" x 11'8" (3.81 x 3.56)

**BEDROOM 2**  
13'10" x 11'6" (4.22 x 3.51)

**BEDROOM 3**  
8'5" x 8'0" (2.58 x 2.44)

**BATHROOM**  
9'8" x 5'7" (2.96 x 1.71)

**COUNCIL TAX BAND**  
The local authority is Havant borough council.  
BAND : B

**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!



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			
England & Wales		EU Directive 2002/91/EC	



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