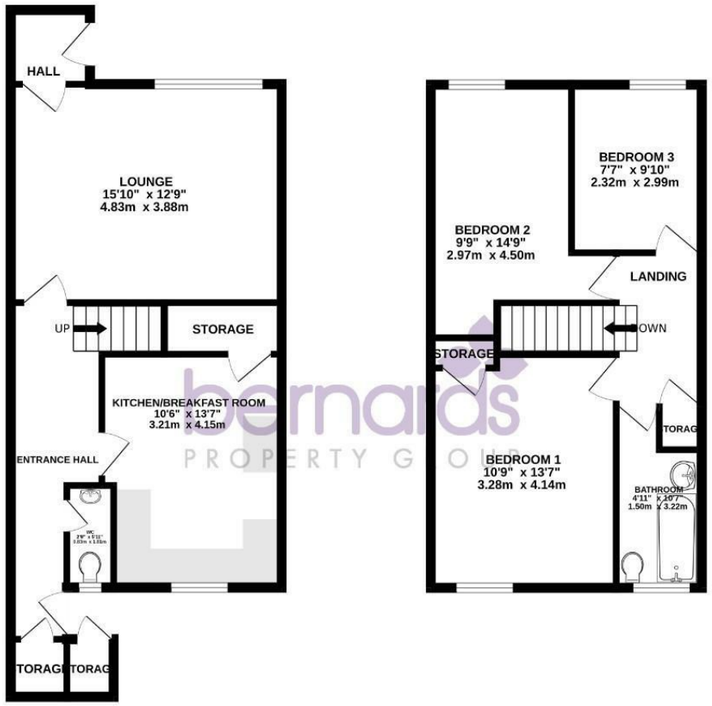

TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.

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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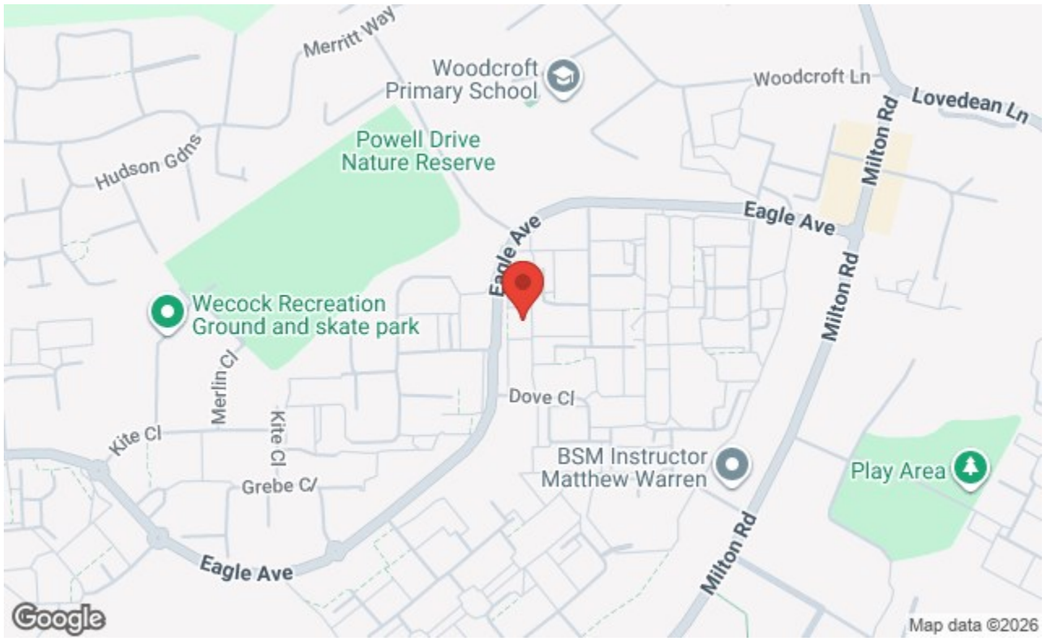

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Offers In Excess Of £240,000

Curlew Gardens, Waterlooville PO8 9UE

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3 1 1

HIGHLIGHTS

- Three Bedrooms
- Terraced House
- Modern Fitted Kitchen
- Easy To Maintain Garden
- Gas Central Heating
- Close To Schools
- Near To Shops
- 980 Sq Ft
- Superb First Time Buyer Purchase
- A Must View!

Welcome to this delightful three-bedroom terrace home located in Curlew Gardens, Waterlooville. This property offers a perfect blend of comfort and practicality, making it an ideal choice for families or those seeking a spacious living environment.

As you step inside, you are greeted by a convenient downstairs WC, providing added ease for guests and family alike. The heart of the home is the inviting kitchen diner, which offers ample space for cooking and enjoying meals together. This area is perfect for entertaining or simply enjoying a quiet dinner with loved ones.

At the rear of the property, you will find a living room that provides a warm and welcoming atmosphere, ideal for relaxation after a long day. The layout of the ground floor is designed to maximise space and light, creating a pleasant environment for everyday living.

Venturing upstairs, you will discover three bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is also located on this level, providing convenience for all residents.

This property is not only well-appointed but also situated close to local amenities and transport links, making it an excellent choice for those looking to settle in Waterlooville. With its charming features and practical layout, this home is sure to appeal to a variety of buyers. Don't miss the opportunity to make this lovely terrace house your new home.

Call today to arrange a viewing
02392 232 888
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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM
10'6" x 13'7" (3.21m x 4.15m)

LOUNGE
15'10" x 12'8" (4.83m x 3.88m)

DOWNSTAIRS WC

BEDROOM ONE
10'9" x 13'6" (3.28m x 4.14m)

BEDROOM TWO
9'8" x 14'9" (2.97m x 4.50m)

BEDROOM THREE
7'7" x 9'9" (2.32m x 2.99m)

BATHROOM
4'11" x 10'6" (1.50m x 3.22m)

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 B

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.

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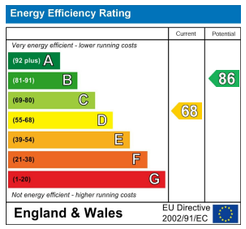
OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank 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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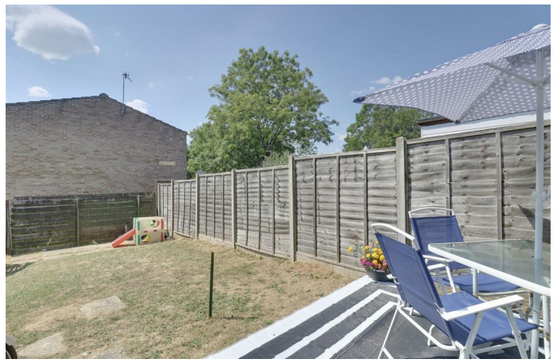

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