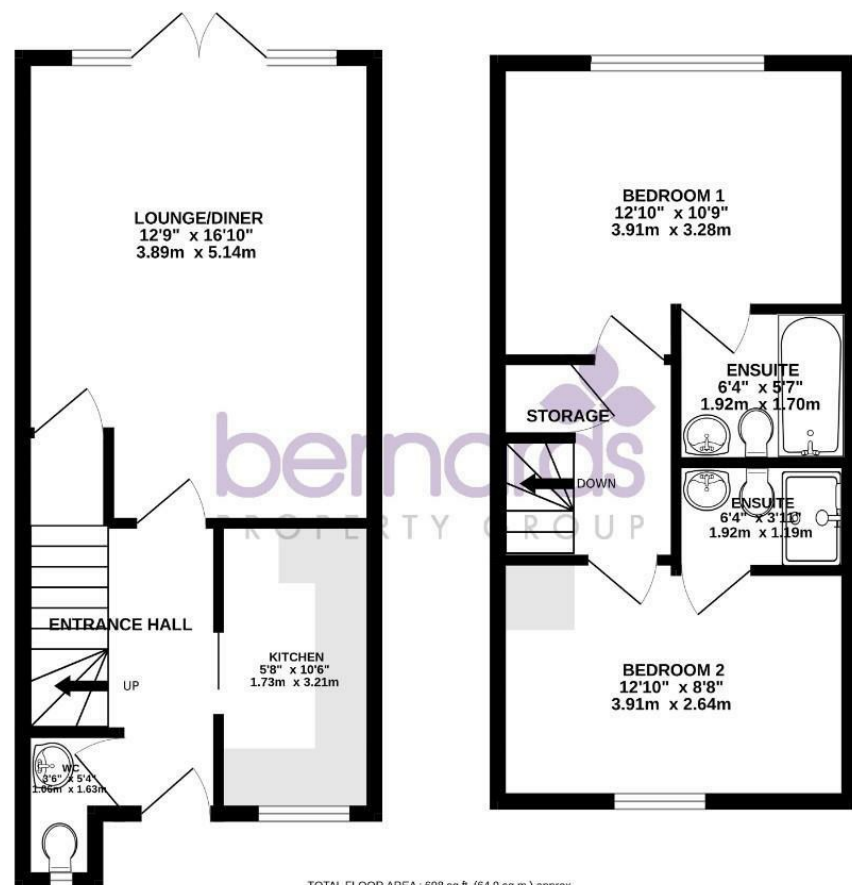
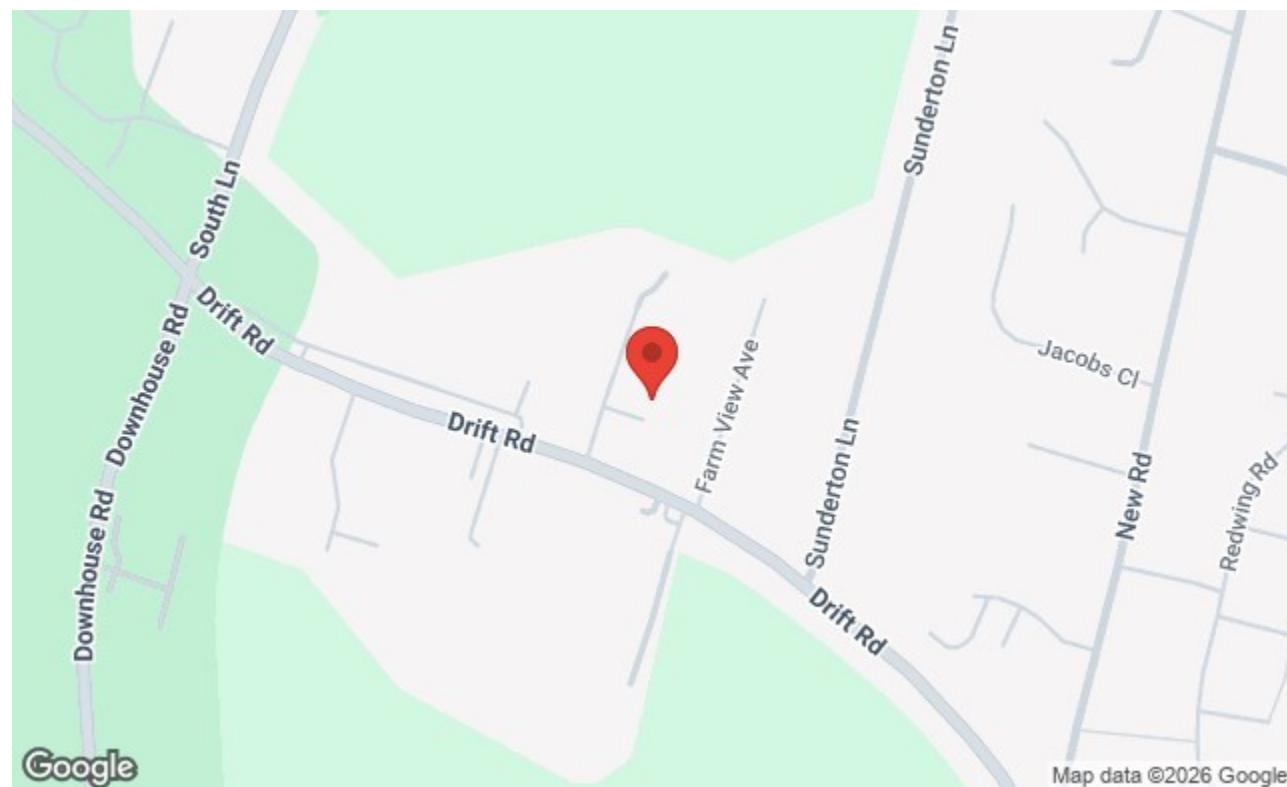


GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.9 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



Guide Price £325,000

Trafalgar Rise, Waterlooville PO8 0PN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO PARKING SPACES
- ❖ TWO ENSUITES
- ❖ DOWNSTAIRS W/C
- ❖ FITTED KITCHEN
- ❖ LOUNGE/DINER
- ❖ ENCLOSED REAR GARDEN
- ❖ ENCLOSED PERGOLA
- ❖ LOW MAINTENANCE PROPERTY
- ❖ VIEWING ADVISED

Nestled in the charming cul de sac area of Trafalgar Rise, Clanfield, Waterlooville, this superb two-bedroom house has been meticulously updated to meet the highest standards. As you step inside, you are greeted by a welcoming hallway, with easy access to the situated kitchen on your right and convenient ground floor WC to your left, offering a practical layout for modern living.

The spacious living room, located at the rear of the property, spans the full width of the house, creating an inviting atmosphere. This area not only serves as a comfortable space for relaxation but also provides access to a delightful enclosed pergola, perfect for enjoying the outdoors. The low-maintenance garden, complete with a shed,

offers a wonderful retreat for those who appreciate a touch of nature without the burden of extensive upkeep.

Venturing upstairs, you will find two generously sized double bedrooms, each featuring its own ensuite bathroom, ensuring privacy and convenience for residents and guests alike.

Additionally, the property boasts two parking spaces at the front, making it an ideal choice for families or professionals seeking easy access to local amenities and transport links.

Viewing this property is highly recommended, as it presents a fantastic opportunity for those looking to settle in a desirable location with modern comforts.

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



PROPERTY INFORMATION

KITCHEN
5'8" x 10'6" (1.73m x 3.20m)

LOUNGE/DINER
12'9" x 16'10" (3.89m x 5.13m)

W.C
3'6" x 5'4" (1.07m x 1.63m)

BEDROOM ONE
12'10" x 10'9" (3.91m x 3.28m)

ENSUITE
6'4" x 5'7" (1.93m x 1.70m)

BEDROOM TWO
12'10" x 8'8" (3.91m x 2.64m)

ENSUITE
3'11" x 6'4" (1.19m x 1.93m)

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

BERNARDS 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.

SOLICITOR/ CONVEYANCING

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(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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