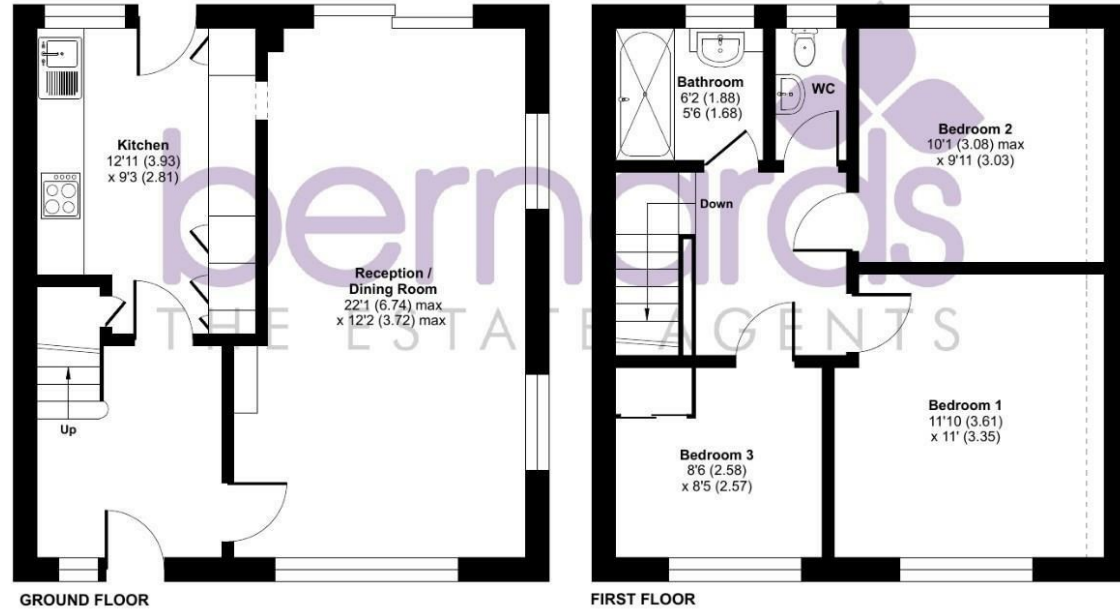
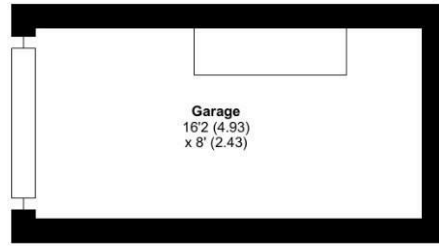


**Sutton Close, Cowplain, Waterlooville, PO8**

Approximate Area = 887 sq ft / 82.4 sq m  
 Limited Use Area(s) = 17 sq ft / 1.5 sq m  
 Garage = 129 sq ft / 11.9 sq m  
 Total = 1033 sq ft / 95.8 sq m  
 For identification only - Not to scale

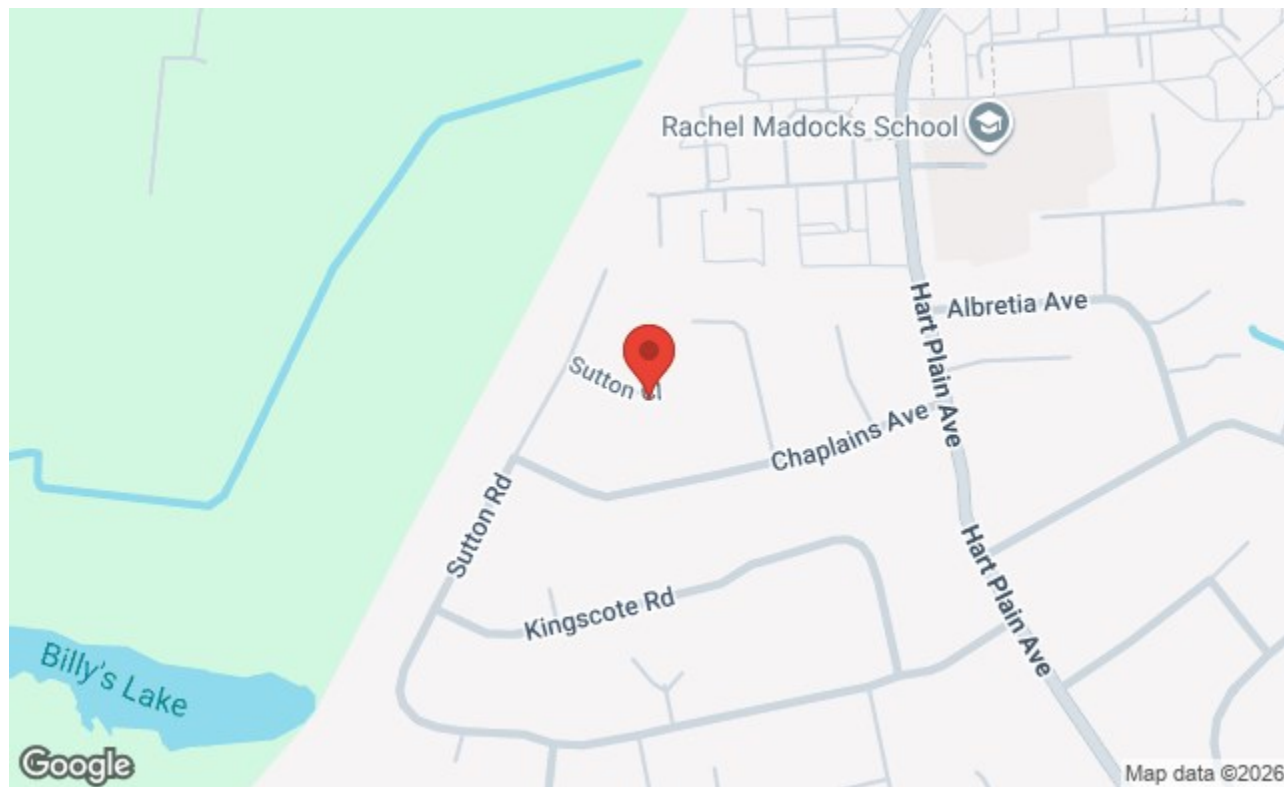


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1373026



Offers In Excess Of £300,000

Sutton Close, Waterlooville PO8 8QQ



**HIGHLIGHTS**

- ❖ NO ONWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ SEMI DETACHED
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ LOUNGE / DINER
- ❖ FITTED KITCHEN
- ❖ FAMILY BATHROOM
- ❖ CUL-DE-SAC LOCATION
- ❖ CLOSE TO AMENITIES

Offered with no onward chain and situated in a cul-de-sac on Sutton Close, Cowplain, Waterlooville, this charming three-bedroom semi-detached house offers a delightful family home. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge diner on the right, perfect for both relaxation and entertaining. The kitchen provides a functional space for culinary pursuits, while the staircase leads you to the first floor.

Upstairs, you will find three bedrooms, two of which are doubles, providing ample space for family or guests. The family bathroom is conveniently

located to serve all bedrooms, ensuring comfort and practicality.

The property has an enclosed rear garden, which is relatively low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. Additionally, off-road parking and a driveway enhance the convenience of this lovely home.

This property is ideal for families seeking a peaceful environment while still being close to local amenities. Viewing is highly recommended to fully appreciate the charm and potential this home has to offer.

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



Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



# PROPERTY INFORMATION

**LOUNGE/DINER**  
22'1" x 12'2" (6.74 x 3.72)

**KITCHEN**  
12'10" x 9'2" (3.93 x 2.81)

**BEDROOM ONE**  
11'10" x 10'11" (3.61 x 3.35)

**BEDROOM TWO**  
10'1" x 9'11" (3.08 x 3.03)

**BEDROOM THREE**  
8'5" x 8'5" (2.58 x 2.57)

**BATHROOM**  
6'2" x 5'6" (1.88 x 1.68)

**COUNCIL TAX BAND - C**  
**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		67	77
(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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