



Offers In Excess Of £290,000

Shaftesbury Avenue, Waterlooville PO7 5HW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ END TERRACE
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ KITCHEN DINER
- ❖ CONSERVATORY
- ❖ DOWNSTAIRS W/C
- ❖ FAMILY BATHROOM
- ❖ ENCLOSED REAR GARDEN
- ❖ VIEWING ADVISED

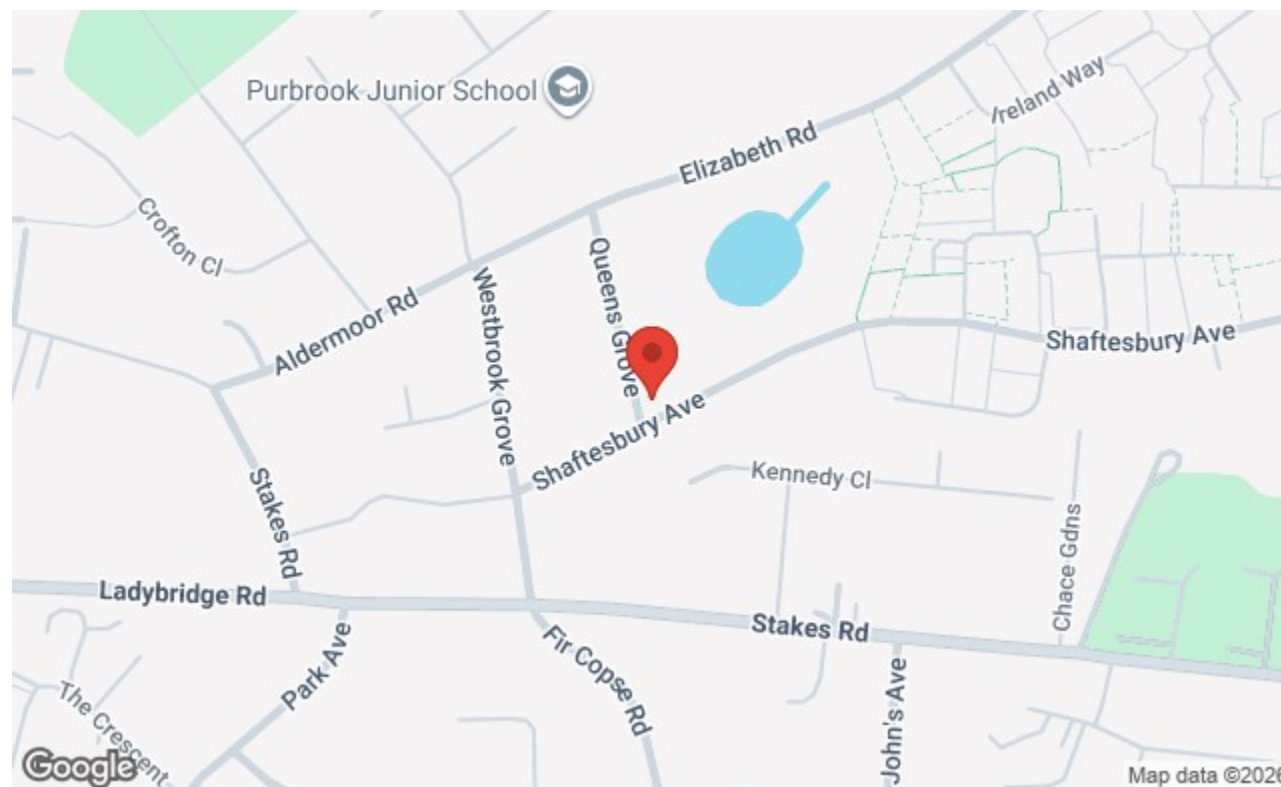
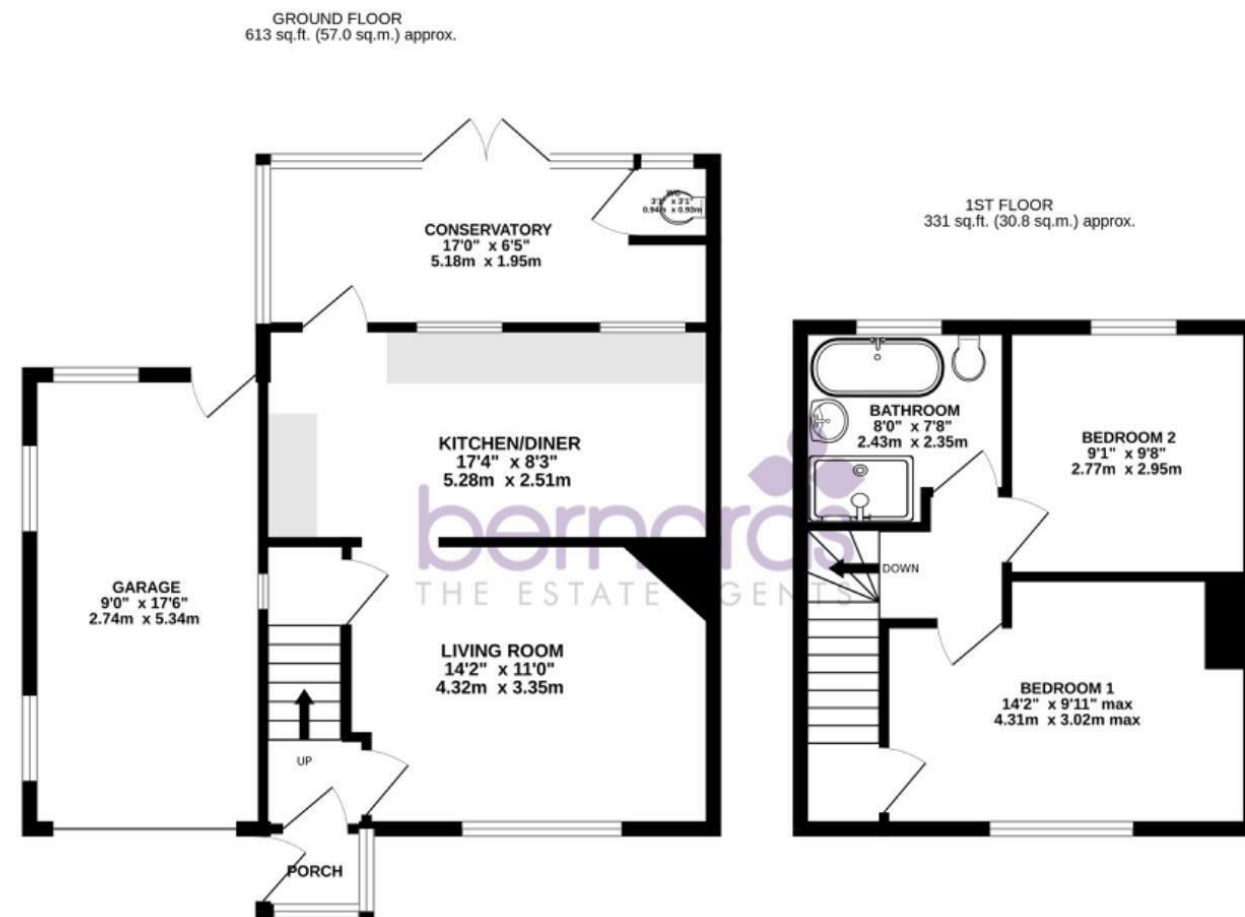
Situated on Shaftesbury Avenue in Waterlooville, this superb two-bedroom end terrace house offers a delightful blend of comfort and convenience. As you enter the property, you are greeted by a hallway with stairs leading to the first floor directly in front of you. To your right, the living room invites you in, providing a perfect space for relaxation and entertaining.

The living room seamlessly connects to the kitchen, which is designed for both functionality and style. Beyond the kitchen, you will find a lovely conservatory that not only enhances the living space but also houses a convenient toilet. This area opens up to the garden, creating an ideal

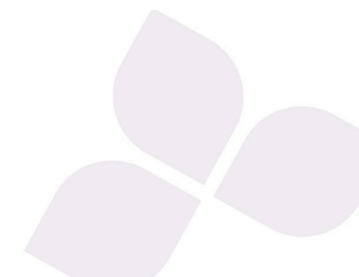
setting for outdoor enjoyment and gatherings.

Upstairs, the property features a well-appointed bathroom and two bedrooms, each offering a peaceful retreat at the end of the day. The layout of this home is both practical and inviting, making it suitable for a variety of lifestyles.

Additionally, the property boasts off-road parking and a garage, providing ample space for your vehicles and storage needs. This end terrace house is a fantastic opportunity for those seeking a comfortable home in a desirable location. Viewing is highly recommended to fully appreciate all that this property 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

ENTRANCE HALL

LIVING ROOM

14'2" x 10'11" (4.32 x 3.35)

KITCHEN/DINER

17'3" x 8'2" (5.28 x 2.51)

CONSERVATORY

16'11" x 6'4" (5.18 x 1.95)

DOWNSTAIRS W.C

10'9" x 10'9" (3.3 x 3.3)

BEDROOM ONE

14'1" x 9'10" (4.31 x 3.02)

BEDROOM TWO

9'1" x 9'8" (2.77 x 2.95)

BATHROOM

7'11" x 7'8" (2.43 x 2.35)

GARAGE

8'1" x 17'6" (2.47 x 5.34)

GARDEN

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 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		
(69-80) C		
(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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