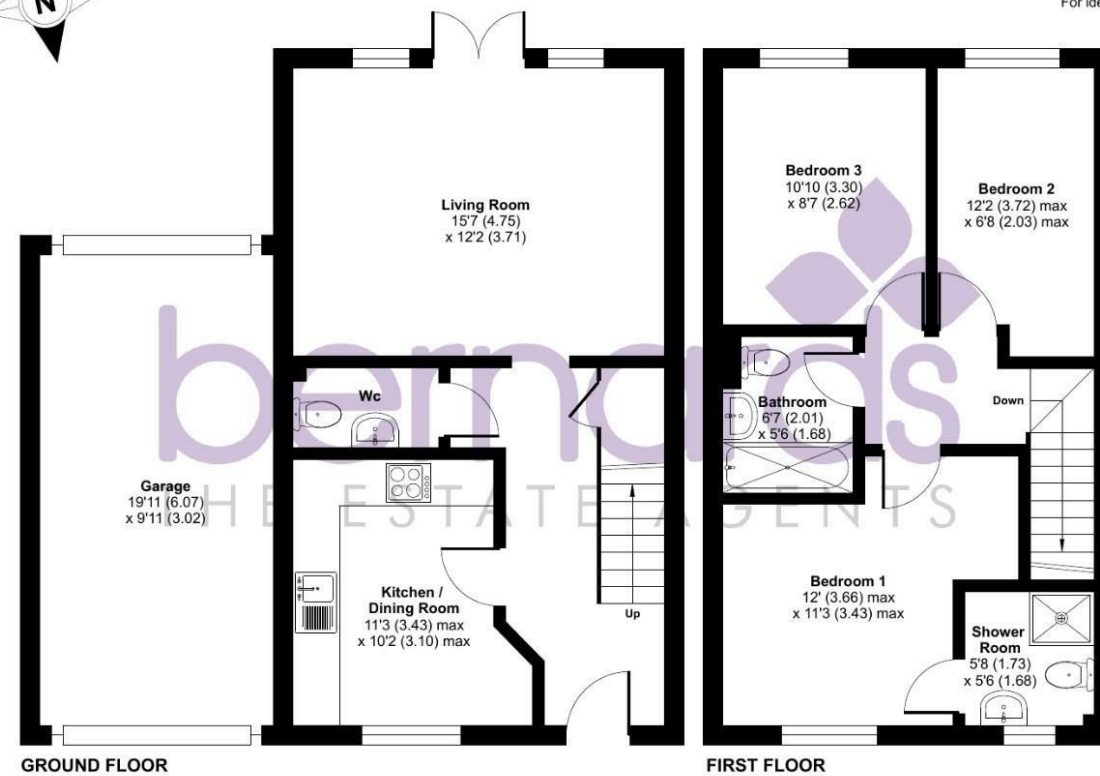
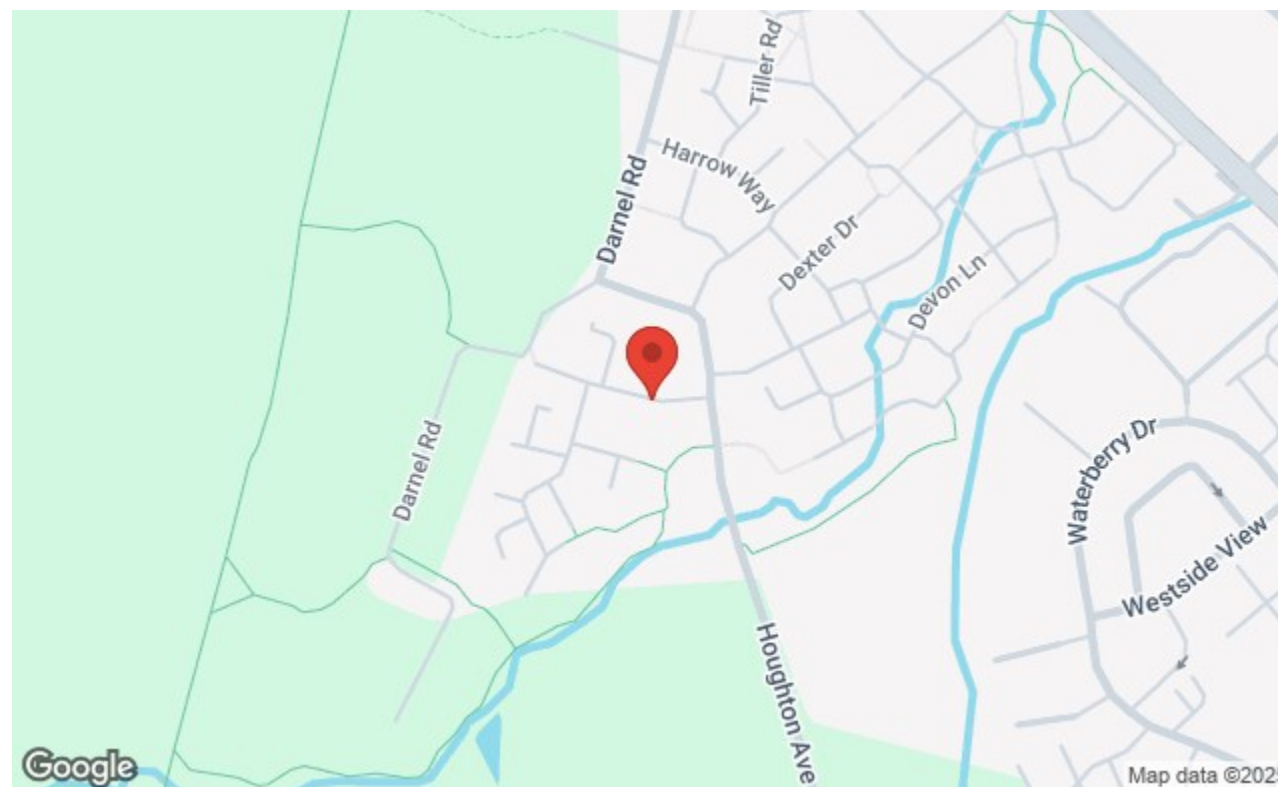


## Ayrshire Road, Waterlooville, PO7

Approximate Area = 874 sq ft / 81.1 sq m  
Garage = 197 sq ft / 18.3 sq m  
Total = 1071 sq ft / 99.4 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1364529



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



Offers In Excess Of £325,000

Ayrshire Road, Waterlooville PO7 7TT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI DETACHED
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ DOWNSTAIRS W/C
- ❖ ENSUITE TO MASTER
- ❖ SOUTHERLY GARDEN
- ❖ EPC RATING B
- ❖ VIEWING ADVISED
- ❖ NO CHAIN

Situated at the end of a tranquil road on Ayrshire Road in Waterlooville, this charming semi-detached house presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The inviting hallway leads you to a spacious lounge at the rear, perfect for relaxation and entertaining, while the kitchen provides a functional area for culinary pursuits.

The property boasts two bathrooms, including a family bathroom and an ensuite attached to the master bedroom, ensuring convenience for all residents. Additionally, a downstairs

WC adds to the practicality of the home.

The landscaped garden, with its southerly aspect, is a delightful outdoor space, ideal for enjoying sunny days and hosting gatherings. Off-road parking and a garage are also included, providing secure and convenient parking options.

This property is presented in great order and is offered with no onward chain, making it an attractive prospect for those looking to move swiftly. We highly recommend viewing this lovely home to fully appreciate its charm and potential.

Call today to arrange a viewing

02392 232 888

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## 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.

## 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.

## 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.

## COUNCIL TAX BAND C

## KITCHEN / DINING ROOM

11'3" x 10'2" (3.43 x 3.10)

## LIVING ROOM

15'7" x 12'2" (4.75 x 3.71)

## GARAGE

19'10" x 9'10" (6.07 x 3.02)

## BEDROOM ONE

12'0" x 11'3" (3.66 x 3.43)

## BEDROOM TWO

12'2" x 6'7" (3.72 x 2.03)

## BEDROOM THREE

10'9" x 8'7" (3.30 x 2.62)

## BATHROOM

6'7" x 5'6" (2.01 x 1.68)

## SHOWER ROOM

5'8" x 6'1" (1.73 x 1.86)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (82 plus) <b>A</b>	<b>96</b>
(61-81) <b>B</b>	<b>85</b>
(55-60) <b>C</b>	
(51-54) <b>D</b>	
(49-50) <b>E</b>	
(41-48) <b>F</b>	
(35-40) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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