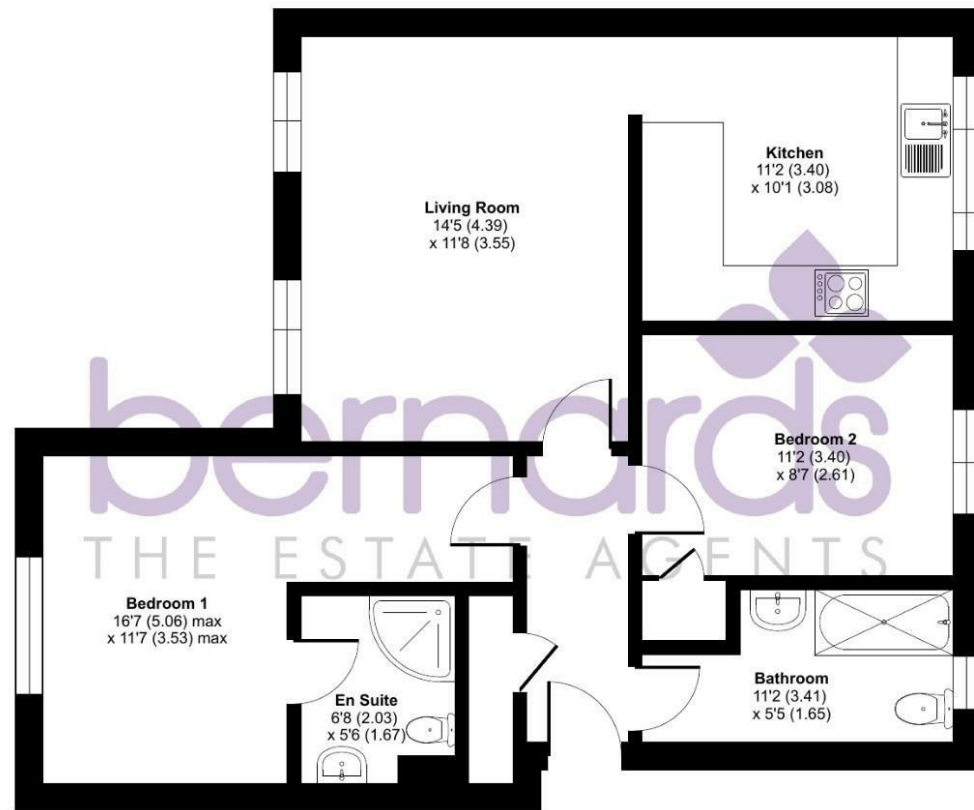


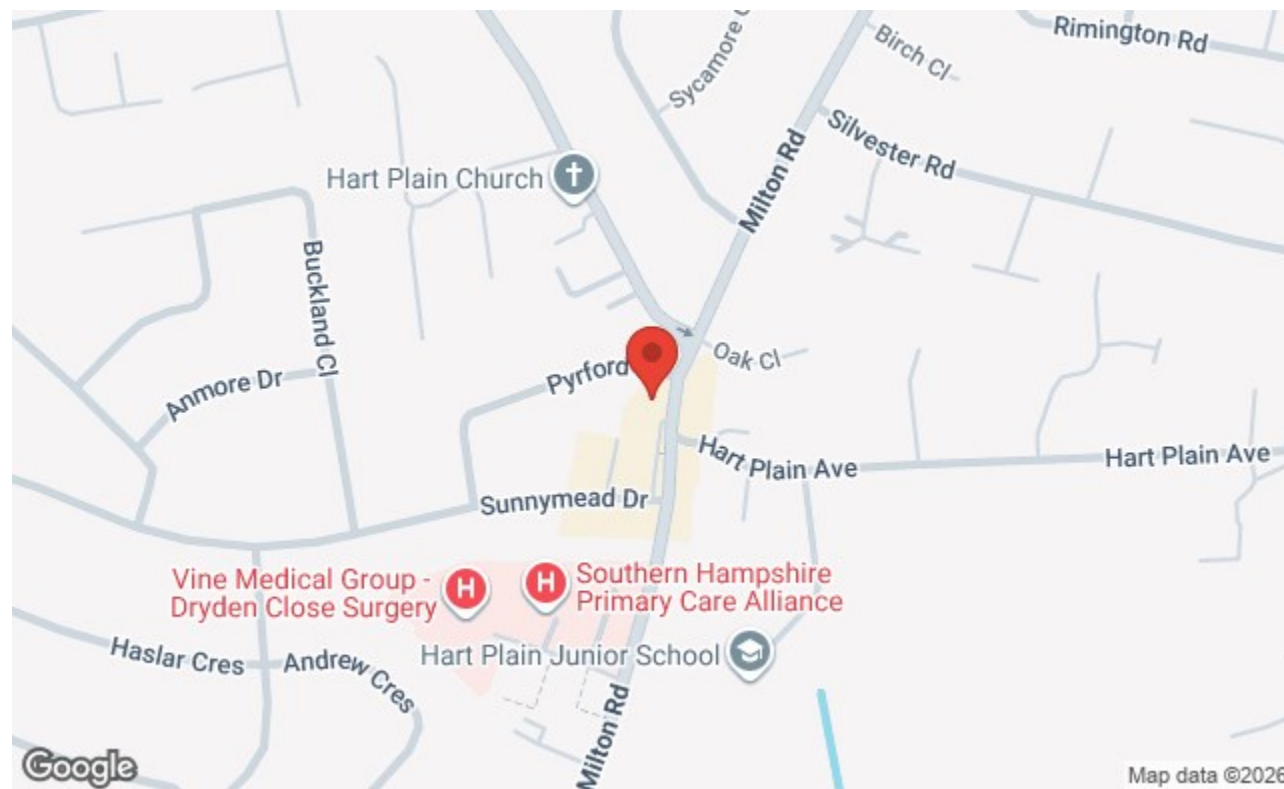
# Chapel Court, Pyrford Close, Waterlooville, PO7

Approximate Area = 700 sq ft / 65 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1486199



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



## Offers In Excess Of £240,000

Pyrford Close, Waterlooville PO7 6GJ



### HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ EN SUITE
- ❖ FAMILY BATHROOM
- ❖ ONE RECEPTION ROOM
- ❖ KITCHEN
- ❖ OUTSIDE STORAGE
- ❖ OFF ROAD PARKING
- ❖ CLOSE TO AMENITIES
- ❖ VIEWING ADVISED
- ❖ COMMUNAL GARDENS

This two-bedroom apartment located on Pyrford Close in the desirable area of Waterlooville. This modern property offers a comfortable living space, spanning approximately 678 square feet, making it an ideal choice for small families, couples, or individuals seeking a contemporary home.

Upon entering, you will find a spacious lounge area that seamlessly flows into the kitchen, creating an inviting atmosphere perfect for both relaxation and entertaining. The kitchen is well-equipped, being fully integrated with top of the range AEG appliances including wine cooler. The property boasts two well-proportioned bedrooms, with the master bedroom featuring an en-suite bathroom for added

convenience and privacy.

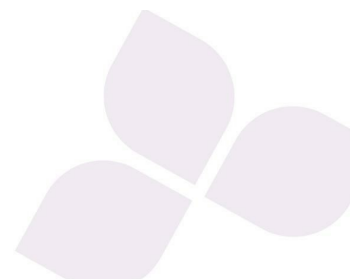
In addition to the en-suite, there is a second bathroom, ensuring that all residents have access to ample facilities. The communal garden offers a lovely outdoor space for enjoying the fresh air, perfect for unwinding after a long day or hosting gatherings with friends and family.

Situated in a prime location, this home is conveniently close to local schools and amenities, making it an excellent choice for those who value accessibility and community. With its modern features and thoughtful layout, this property is sure to appeal to a wide range of buyers or renters looking for a comfortable and stylish living environment in Waterlooville. Don't miss the opportunity to make this delightful house your new home.

Call today to arrange a viewing

02392 232 888

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



# PROPERTY INFORMATION

## ENTRANCE HALL

## BATHROOM ONE

11'2" x 5'4" (3.41 x 1.65)

## BEDROOM ONE

16'7" x 11'6" (5.06 x 3.53)

## EN SUITE

6'7" x 5'5" (2.03 x 1.67)

## BEDROOM TWO

11'1" x 8'6" (3.40 x 2.61)

## LIVING ROOM

14'4" x 11'7" (4.39 x 3.55)

## KITCHEN

11'1" x 11'1" (3.40 x 3.40)

## COMMUNAL GARDEN

## COUNCIL TAX BAND

The local authority is Havant borough council.  
BAND : B YEARLY £: 1,804.66

## MORTGAGE SERVICE

We offer financial services here at Bernard's. 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 Bernard's Estate Agents are marketing, please make contact with your local office so we can verify your financial/Mortgage situation.

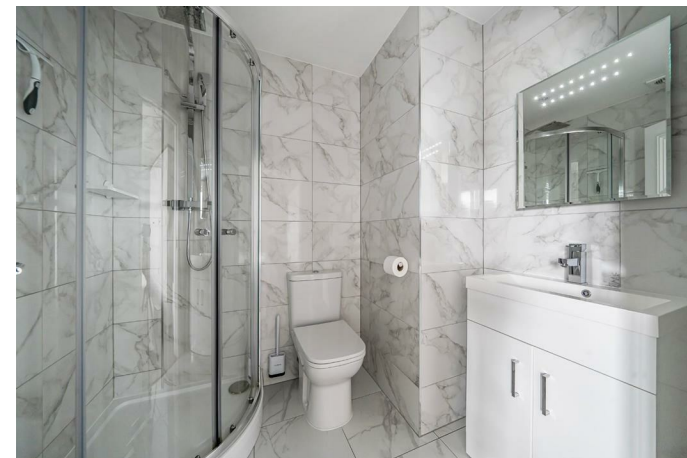
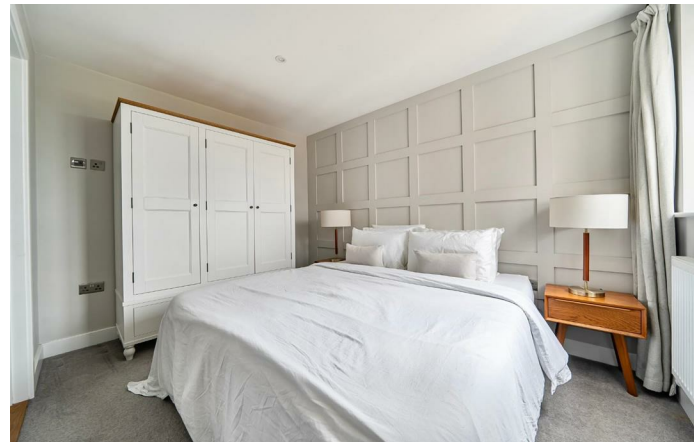
## REMOVALS

Also here at Bernard's 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

Bernard's 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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