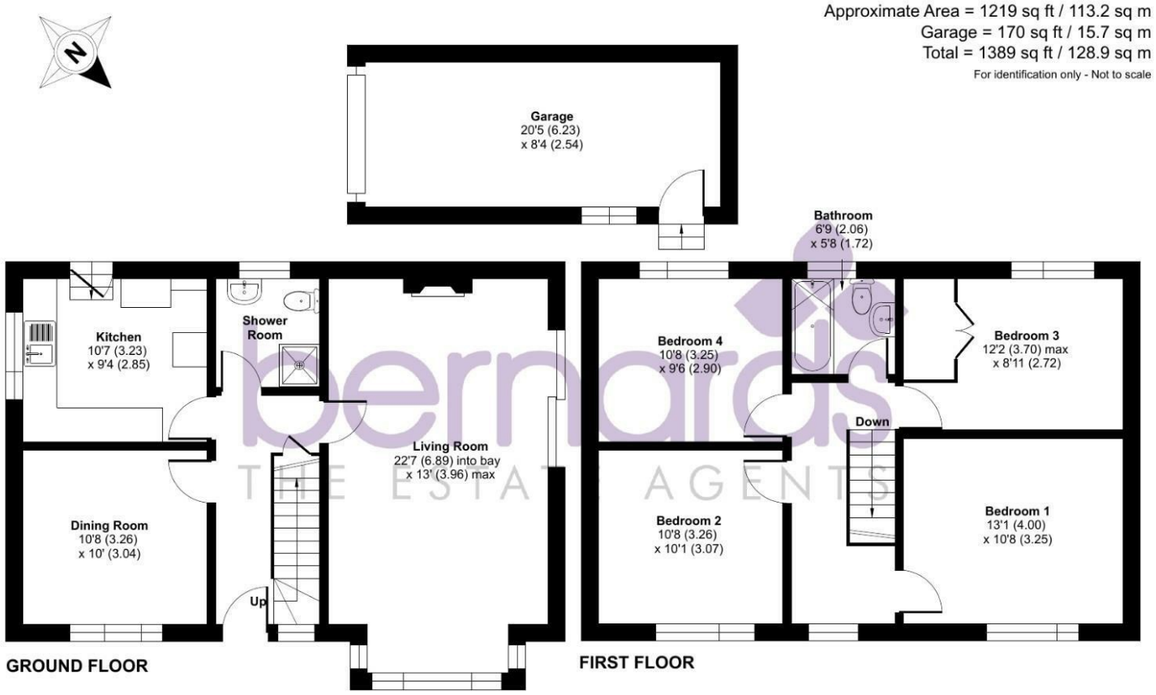
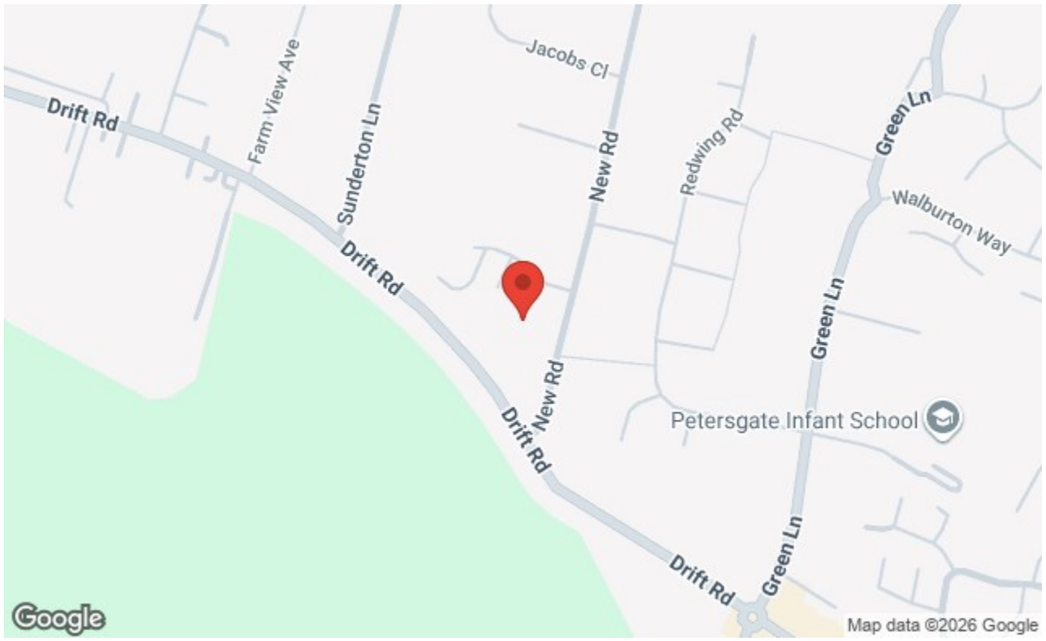
## Ridge Close, Clanfield, Waterlooville, PO8

Approximate Area = 1219 sq ft / 113.2 sq m
Garage = 170 sq ft / 15.7 sq m
Total = 1389 sq ft / 128.9 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1464619




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

FOR SALE

## Offers In Excess Of £425,000

Ridge Close, Waterlooville PO8 0NW

bernards THE ESTATE AGENTS



4 2 2

## HIGHLIGHTS

- NO ONWARD CHAIN
- FOUR BEDROOMS
- DETACHED
- CUL-DE-SAC
- TWO RECEPTIONS
- GROUND FLOOR W.C.
- LARGE GARDEN
- GARAGE
- DRIVEWAY
- CLANFIELD LOCATION

Nestled in the charming village of Clanfield, Waterlooville, this delightful four-bedroom detached house on Ridge Close presents an exceptional opportunity for families seeking a spacious and comfortable home. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you will find two generous reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and inviting, ensuring that every corner of the home is utilised to its fullest potential. The well-appointed kitchen complements the living spaces, providing a warm and functional area for culinary pursuits.

The four bedrooms offer ample space for relaxation and privacy, making it an ideal setting for family life. The two bathrooms add convenience, catering to the needs of a busy household.

Outside, the property boasts a garage and a driveway, providing secure parking and additional storage options. The garden space offers a lovely area for outdoor activities, gardening, or simply enjoying the fresh air.

This home is situated in a peaceful neighbourhood, with local amenities and schools within easy reach, making it a perfect choice for families. With its attractive features and prime location, this property is not to be missed. Embrace the opportunity to create lasting memories in this wonderful Clanfield residence.

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

# PROPERTY INFORMATION

## ENTRANCE HALL

## DINING ROOM
10'8" x 9'11" (3.26 x 3.04)

## LIVING ROOM
22'7" x 12'11" (6.89 x 3.96)

## KITCHEN
10'7" x 9'4" (3.23 x 2.85)

## W.C.

## LANDING

## BEDROOM 1
13'1" x 10'7" (4.00 x 3.25)

## BEDROOM 2
10'8" x 10'0" (3.26 x 3.07)

## BEDROOM 3
12'1" x 8'11" (3.70 x 2.72)

## BEDROOM 4
10'7" x 9'6" (3.25 x 2.90)

## BATHROOM

## GARDEN

## GARAGE
20'5" x 8'3" (6.23 x 2.54)

## DRIVEWAY

## COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : E YEARLY £2728

## 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!









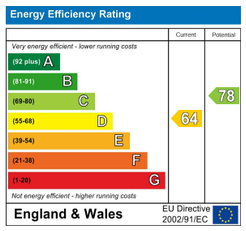













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