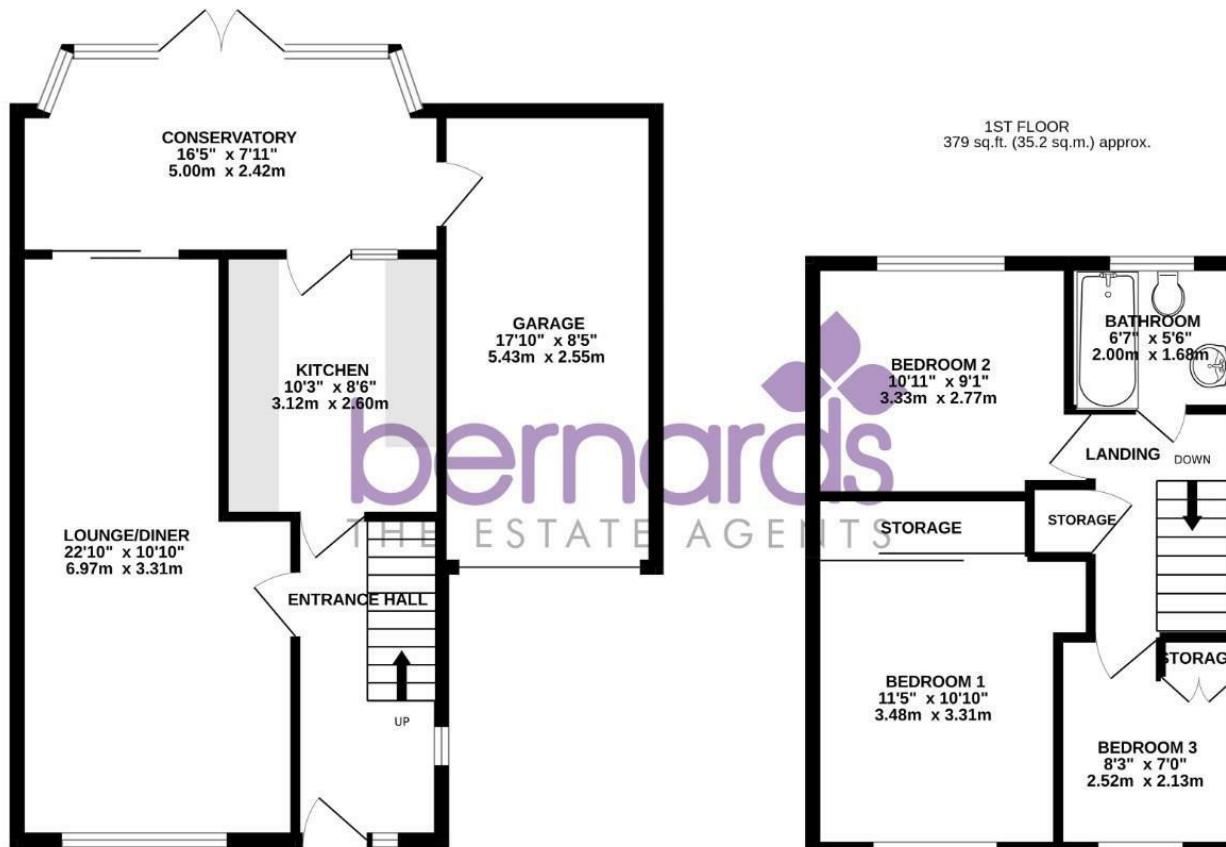
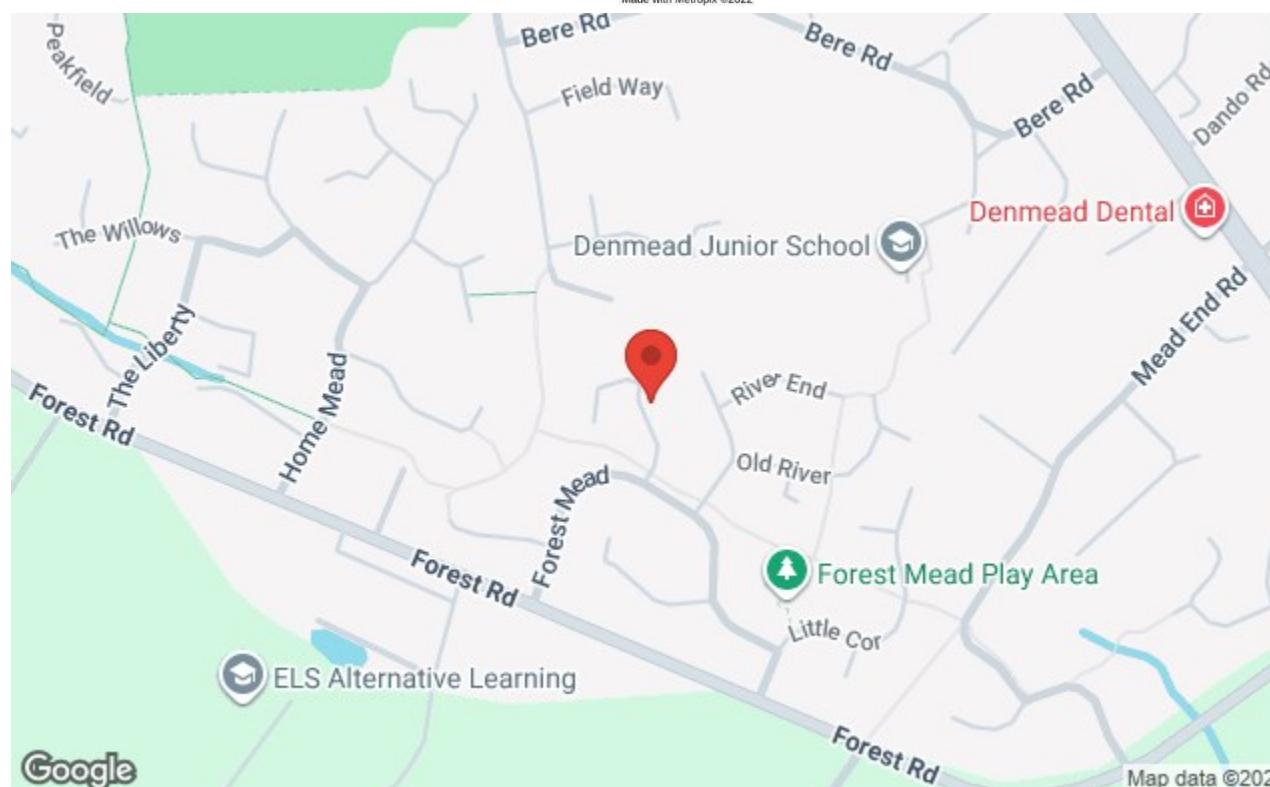


GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



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



Offers In Excess Of £350,000

FOR  
SALE

The Spring, Denmead PO7 6UJ

**bernards**  
THE ESTATE AGENTS



3



1



1

\*\*NO FORWARD CHAIN\*\*

Bernards Waterlooville are thrilled to bring to the sales market this well presented three bedroom family home located in the heart of Denmead.

Stepping inside, the welcoming front entrance hall gives you access to the beautiful open plan lounge/diner which is bright and airy and measures over 22ft.

The kitchen is a fantastic space with access into the conservatory. The conservatory measures over 16ft and is an excellent space to relax overlooking the rear garden and also

has access into the garage with utility area.

The rear garden has a lawn and spacious patio, which is an excellent sun-trap.

Moving upstairs you have two double bedrooms and a good size single. The property also boasts a modern fitted bathroom.

We strongly recommend booking an early viewing to avoid disappointment and truly appreciate all the space the property has to offer.



Call today to arrange a viewing

02392 232 888

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



# PROPERTY INFORMATION

**ENTRANCE HALL**  
12'4" x 5'10" (3.76m x 1.78m)

**LOUNGE/DINER**  
22'10" x 10'10" (6.96m x 3.30m)

**CONSERVATORY**  
16'5" x 7'11" (5.00m x 2.41m)

**KITCHEN**  
8'6" x 10'3" (2.59m x 3.12m)

**BEDROOM ONE**  
10'11" x 11'4" (3.33m x 3.45m)

**BEDROOM TWO**  
10'11" x 9'1" (3.33m x 2.77m)

**BEDROOM THREE**  
6'7" x 5'6" (2.01m x 1.68m)

**BATHROOM**  
8'3" x 7'1" (2.51m x 2.16m)

**GARAGE**  
17'10" x 8'4" (5.44m x 2.54m)

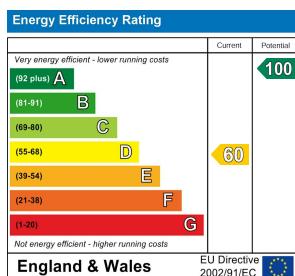
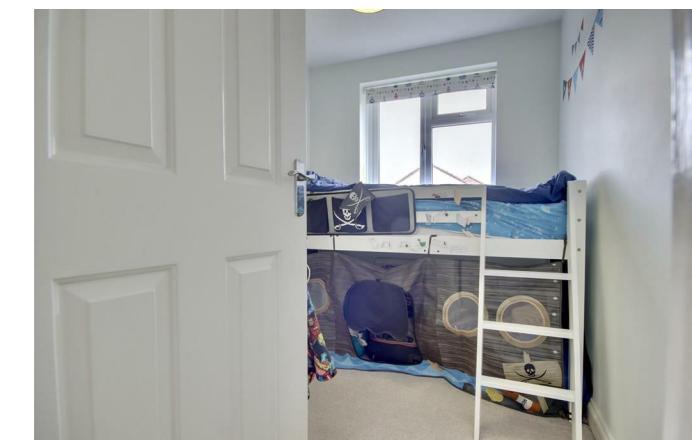
**REMOVAL QUOTES**  
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**COUNCIL TAX BAND C**  
Portsmouth City Council:  
£1137.00 Police & Crime  
Commissioner: £147.08  
Combined Fire Authority:  
£56.75 Total: £1340.83

**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.

**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!



Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

