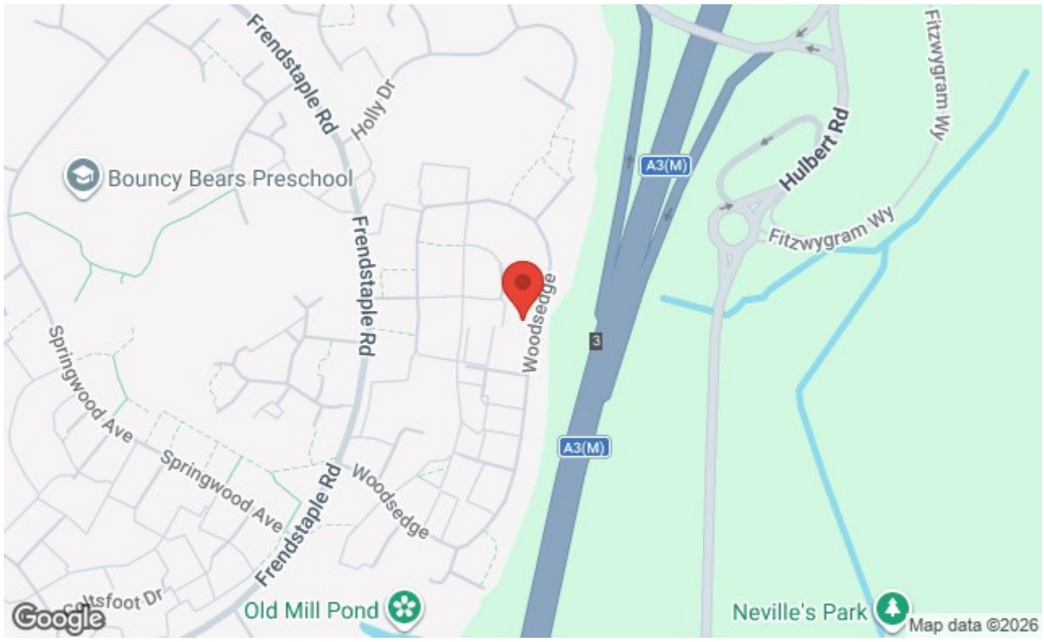
## Sorrel Close, Waterlooville, PO7

Approximate Area = 955 sq ft / 88.7 sq m
Outbuilding = 99 sq ft / 9.1 sq m
Total = 1054 sq ft / 97.8 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: 1494055




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

FOR SALE

# Offers In Excess Of £250,000

Sorrel Close, Waterlooville PO7 8PF

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## HIGHLIGHTS

- Three Bedrooms
- Terraced House
- Two Reception Rooms
- Family Bathroom
- Downstairs WC
- Rear Parking
- External Shed
- Close to Nearby Amenities
- Generously Sized
- A Must See!

Bernards present to the market a three-bedroom terraced house with an excellent opportunity for families and professionals alike. With convenient access to local schools, shops, and direct bus links to nearby cities, this property is ideally situated for those seeking both comfort and connectivity.

As you step inside, you are greeted by a welcoming hallway that leads into a spacious lounge, perfect for relaxing or entertaining. The kitchen has been thoughtfully renovated, providing a modern and functional space for culinary pursuits. Adjacent to the kitchen, the dining room serves as a desirable additional reception area, ideal for family meals or gatherings.

The first floor boasts three generously sized bedrooms, each offering plenty of room for personal furnishings and decor. The family bathroom is well-appointed, featuring a fitted bath with an overhead shower, a basin, and a WC, ensuring convenience for all family members.

Externally, the property features an easy-to-maintain garden, providing a pleasant outdoor space for relaxation or play. The garden also offers rear access, enhancing the practicality of the home. Additionally, an external shed provides valuable storage space for gardening tools or outdoor equipment. Off-road parking at the rear of the property adds to the convenience of this lovely home.

In summary, this terraced house in Waterlooville is a fantastic choice for those seeking a comfortable and well-located family home. With its spacious interiors, modern amenities, and easy access to local facilities, it is sure to appeal to a wide range of buyers.

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

# PROPERTY INFORMATION

**LOUNGE**
13'9" x 11'4" (4.20 x 3.46m )

**DINER**
12'5" x 8'3" (3.81m x 2.54m)

**KITCHEN**
9'9" x 8'9" (2.99m x 2.67m)

**DOWNSTAIRS WC**

**BEDROOM ONE**
13'10" x 11'5" (4.23m x 3.50m)

**BEDROOM TWO**
12'7" x 11'5" (3.84m x 3.48m)

**BEDROOM THREE**
8'7" x 7'10" (2.63m x 2.39m)

**BATHROOM**
6'4" x 5'9" (1.95m x 1.76m)

**SHED**
16'9" x 5'10" (5.11m x 1.80m)

**COUNCIL TAX BAND**
BAND B

**ANTI MONEY LAUNDERING**
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**MORTGAGE & PROTECTION**
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**OFFER VERIFICATION PROCEDURE**
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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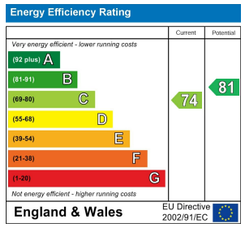
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**SOLICITOR QUOTES**
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**TENURE OF PROPERTY**
Freehold

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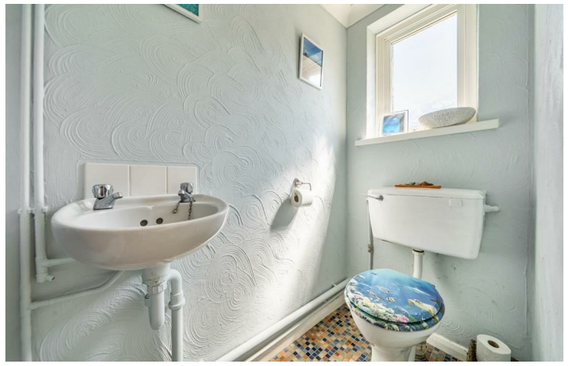

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