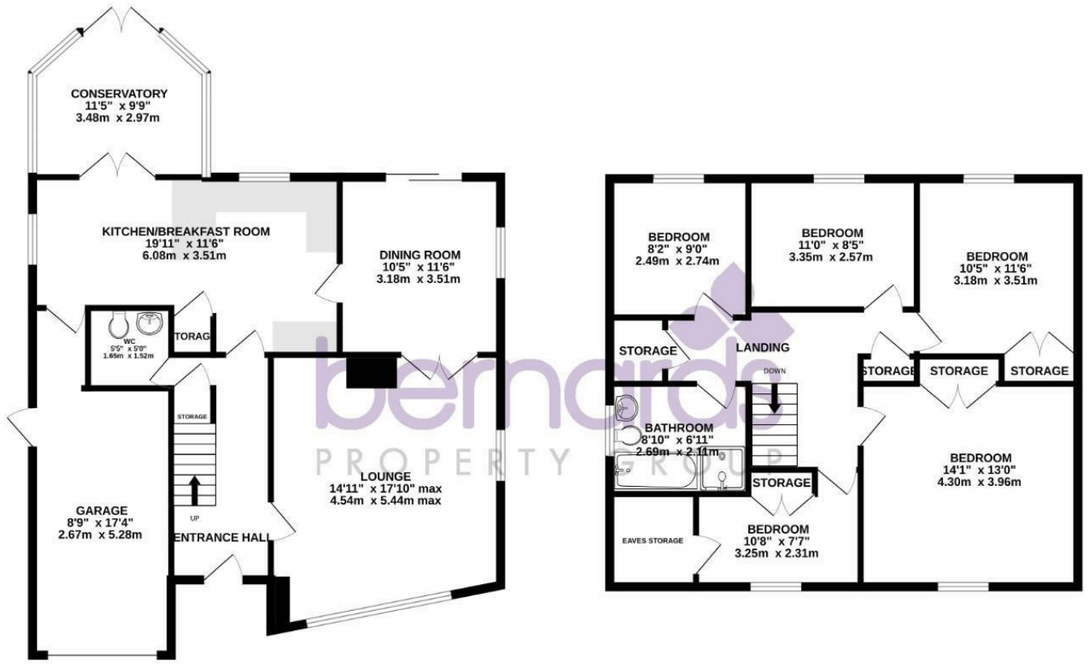
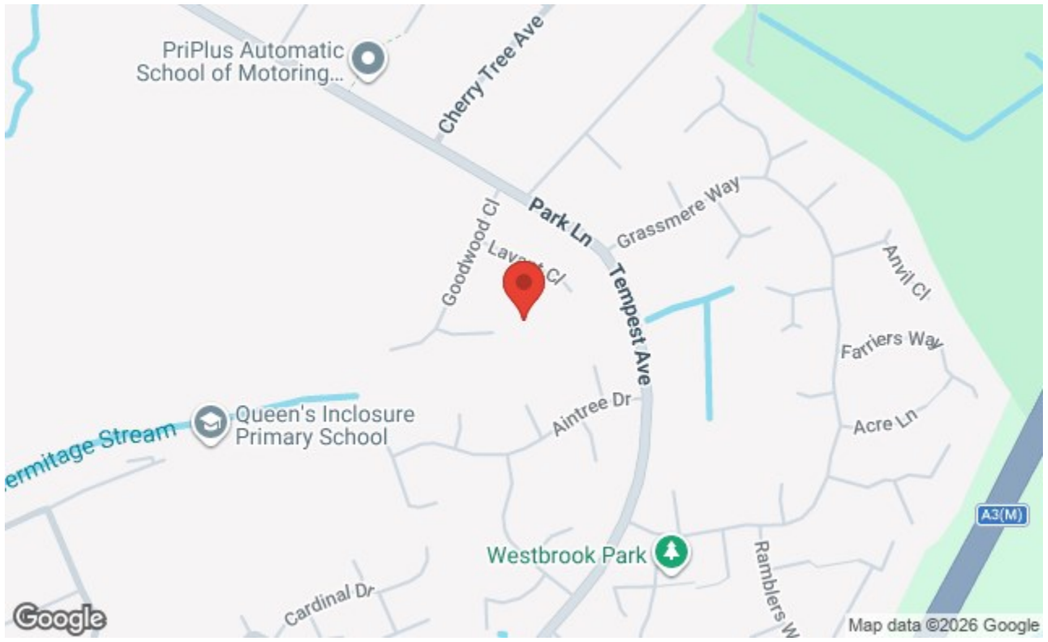
GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.

1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.




TOTAL FLOOR AREA : 1755 sq.ft. (163.0 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.
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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

# Guide Price £475,000

Goodwood Close, Waterlooville PO8 8BG

bernards THE ESTATE AGENTS



5 1 2

## HIGHLIGHTS

- FIVE BEDROOMS
- DETACHED
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- GARAGE
- CONSERVATORY
- KITCHEN BREAKFAST ROOM
- FAMILY BATHROOM
- DOWNSTAIRS W/C
- NO CHAIN

Welcome to this impressive five-bedroom detached family home located on Goodwood Close in Waterlooville. This spacious property is perfect for families seeking comfort and convenience in a desirable neighbourhood.

As you enter the home, you are greeted by a welcoming living room to your right, which seamlessly flows into the dining room, creating an ideal space for entertaining guests or enjoying family meals. Straight ahead, you will find a well-appointed kitchen breakfast room, which offers a practical layout for everyday cooking and dining. A convenient downstairs toilet adds to the functionality of the ground floor, while the kitchen provides access to a delightful conservatory, perfect for relaxing and enjoying the garden views.

Upstairs, the property boasts five bedrooms, providing ample space for family members or guests. The family bathroom is also located on this floor, ensuring that everyone has easy access to essential facilities.

The enclosed garden at the rear of the property offers a private outdoor space, ideal for children to play or for hosting summer barbecues. To the front, you will find off-road parking, along with access to a garage, providing additional storage or parking options.

This large family home is a rare find and viewing is highly recommended to fully appreciate the space and potential it offers. Don't miss the opportunity to make this wonderful property your new home.

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

# PROPERTY INFORMATION

**KITCHEN BREAKFAST ROOM**
19'11" x 11'6" (6.08 x 3.51)

**DINING ROOM**
10'5" x 11'6" (3.18 x 3.51)

**LOUNGE**
14'10" x 17'10" (4.54 x 5.44)

**BEDROOM**
14'1" x 12'11" (4.30 x 3.96)

**BEDROOM**
10'5" x 11'6" (3.18 x 3.51)

**BEDROOM**
10'11" x 8'5" (3.35 x 2.57)

**BEDROOM**
8'2" x 8'11" (2.49 x 2.74)

**BEDROOM**
10'7" x 7'6" (3.25 x 2.31)

**BATHROOM**
8'9" x 6'11" (2.69 x 2.11)

**COUNCIL TAX BAND E**

## 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.

## 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!

## 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.









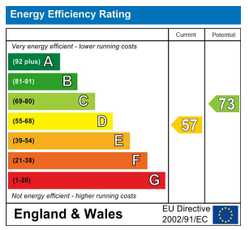













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