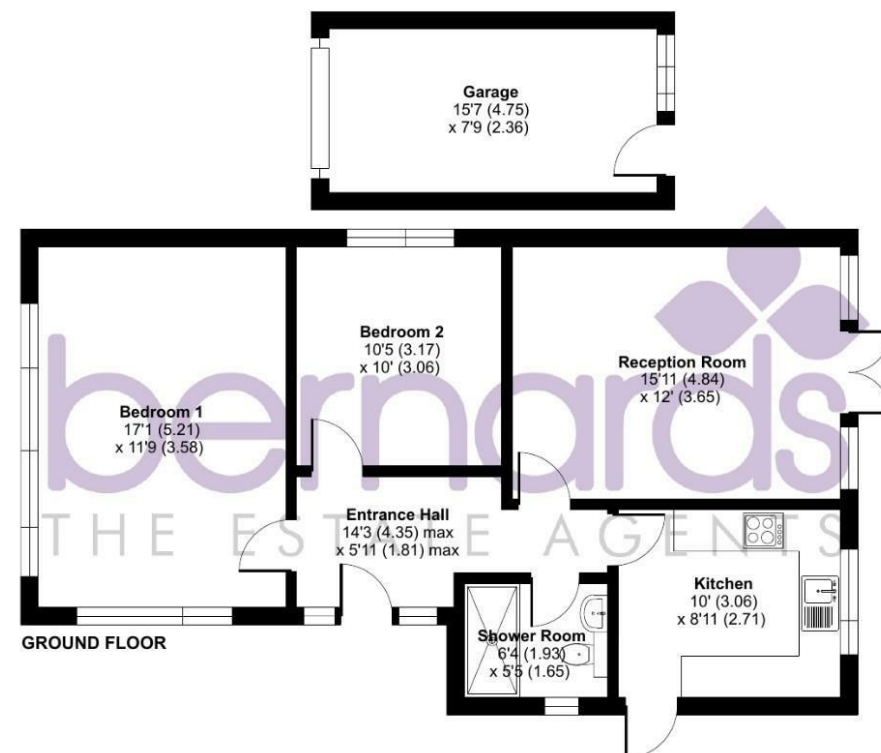


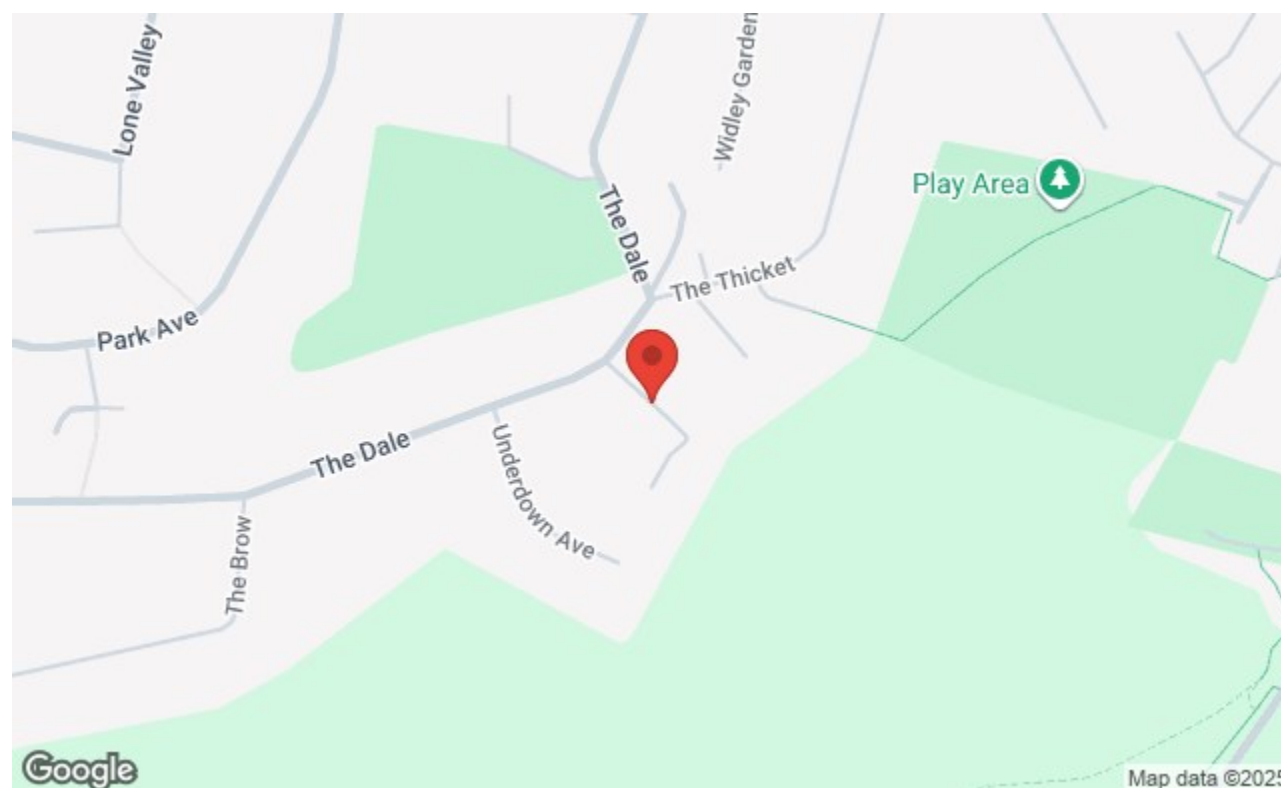


## The Rise, Waterlooville, PO7

Approximate Area = 726 sq ft / 67.4 sq m  
Garage = 121 sq ft / 11.2 sq m  
Total = 847 sq ft / 78.6 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1341757



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



Offers In Excess Of £350,000

The Rise, Waterlooville PO7 5DQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DETACHED BUNGALOW
- ❖ VERY WELL PRESENTED
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ TWO BEDROOMS
- ❖ LARGE LOUNGE
- ❖ HUGE REAR GARDEN
- ❖ SOUGHT AFTER LOCATION
- ❖ EPC RATING - C
- ❖ VIEWING ADVISED

Bernards Waterlooville are pleased to present this attractive detached bungalow, ideally situated in the sought-after cul-de-sac of The Rise, Waterlooville. Set back from the road, the property benefits from a well-kept front lawn, driveway parking for up to three vehicles, and a garage. Inside, the home offers a spacious rear lounge with doors opening onto a large private garden, two double bedrooms, a modern fitted kitchen, and a contemporary bathroom. With its desirable location, generous accommodation, and beautifully

maintained outdoor space, this bungalow represents a fantastic opportunity for buyers seeking a quality home in a prime position.

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





# PROPERTY INFORMATION

**LOUNGE**  
11'11" x 15'11" (3.63m x 4.85m)

Please ask a member of staff for further details!

**KITCHEN**  
10'2" x 9' (3.10m x 2.74m)

**BEDROOM ONE**  
11'11" x 17' (3.63m x 5.18m)

**BEDROOM TWO**  
10'5" x 10' max (3.18m x 3.05m max )

**BATHROOM**  
5'7" x 6'4" (1.70m x 1.93m)

**COUNCIL TAX BAND D**

## 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.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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