



Guide Price £400,000

The Dale, Waterlooville PO7 5JH

**bernards**  
THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- SEMI DETACHED
- THREE BEDROOMS
- LIVING ROOM
- KITCHEN
- SEPARATE DINING ROOM
- SHOWER ROOM
- WC
- GENEROUS GARDEN
- POPULAR LOCATION
- A MUST VIEW

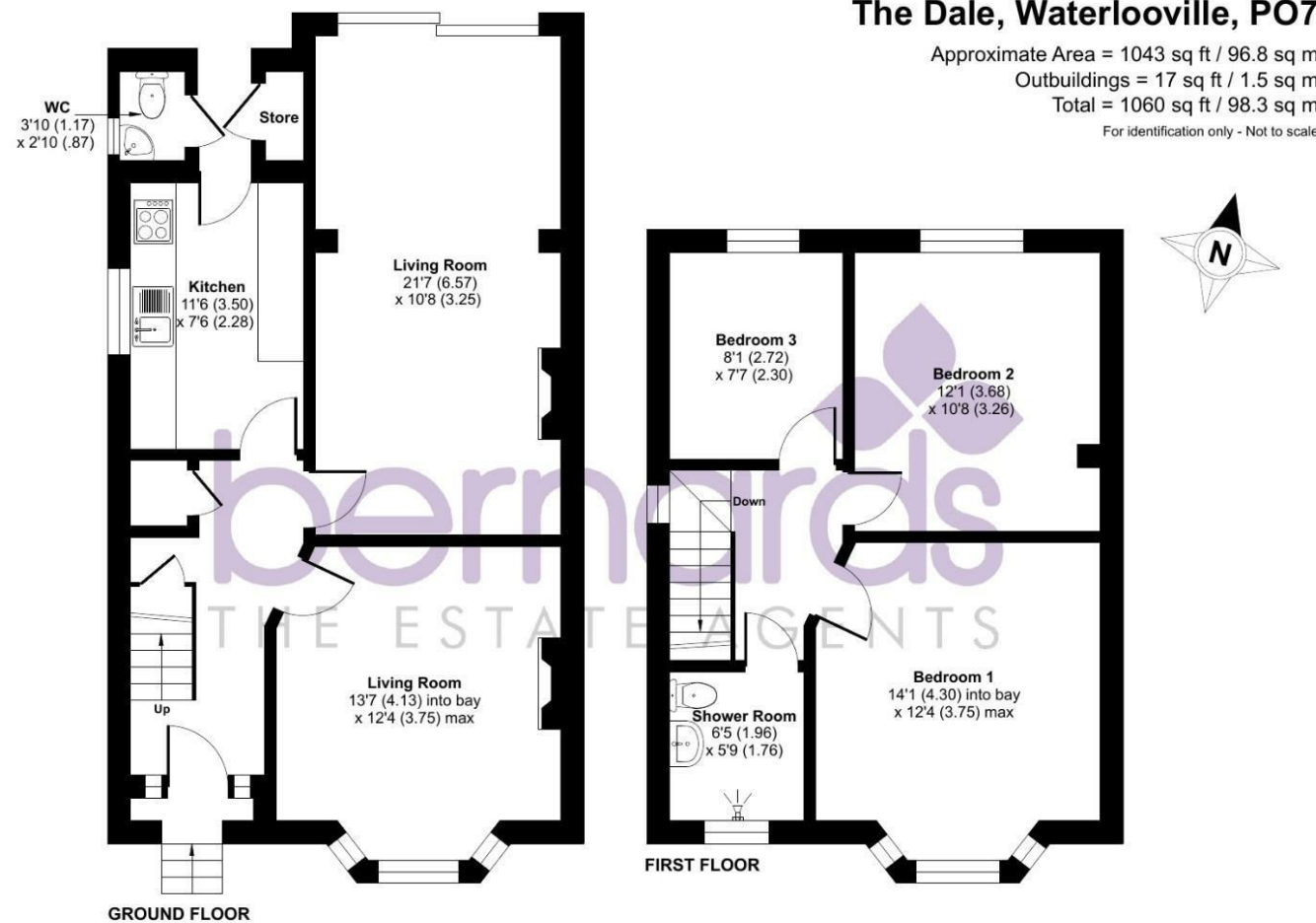
Situated in the popular location of The Dale, Purbrook, this delightful three-bedroom semi-detached house offered with no onward chain provides a perfect blend of comfort and convenience. Upon entering, you are welcomed by two spacious reception rooms, offering ample space for both relaxation and entertaining guests. The generous living area is bathed in natural light, creating a warm and inviting atmosphere.

The well-appointed kitchen is designed for practicality, making it an ideal space for culinary enthusiasts. With three comfortable bedrooms, this home is perfectly suited to families or those seeking extra space for guests or a home

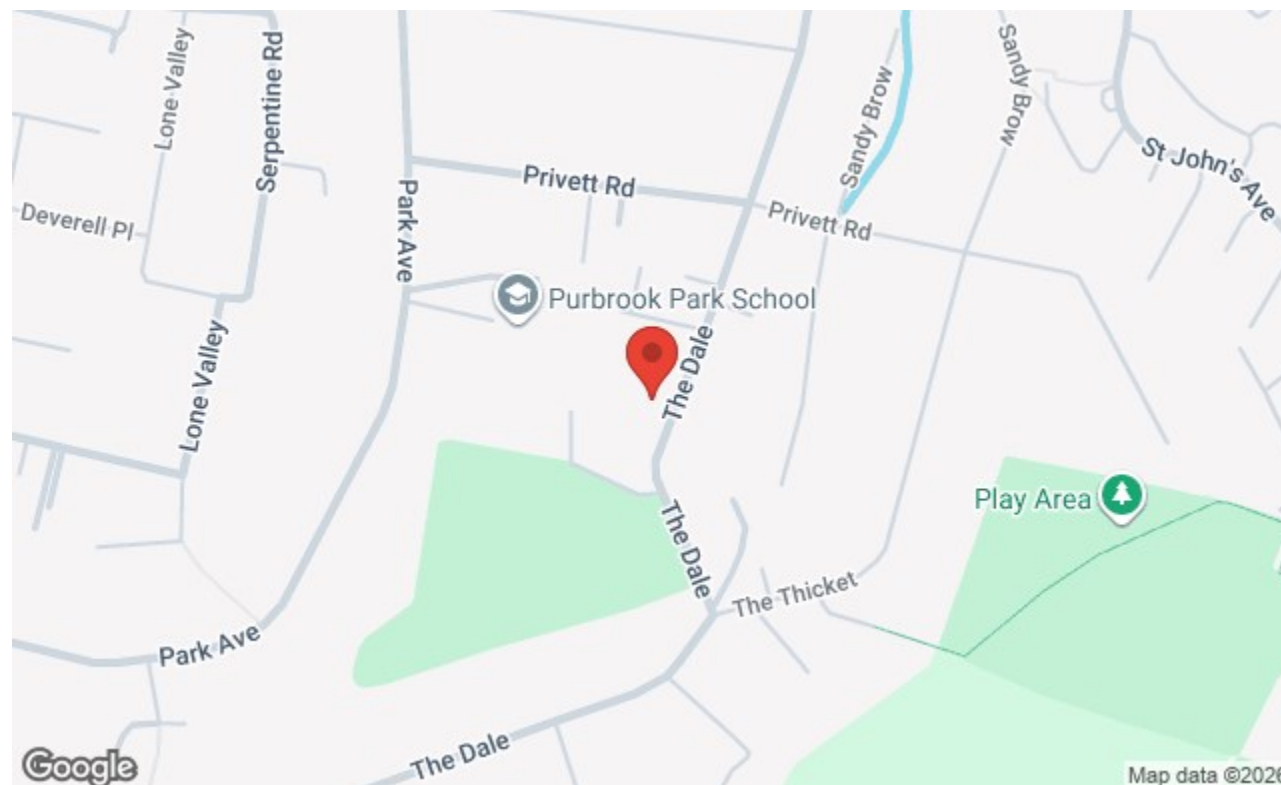
office. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the off-road parking, a valuable asset in today's busy world. This feature not only adds convenience but also enhances the overall appeal of the home.

With its excellent location in Purbrook, residents will enjoy easy access to local amenities, schools, and transport links, making it a highly desirable area to live in. This property is truly a must-view for anyone seeking a lovely family home in a friendly neighbourhood. Don't miss the opportunity to make this charming house your new home.



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: 1372447



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



Call today to arrange a viewing  
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# PROPERTY INFORMATION

## COUNCIL TAX BAND

The local authority is Havant borough council.  
BAND : D

## 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 you 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!

## LIVING ROOM

13'6" x 12'3" (4.13 x 3.75)

## LIVING ROOM

21'6" x 10'7" (6.57 x 3.25)

## KITCHEN

11'5" x 7'5" (3.50 x 2.28)

## BEDROOM ONE

14'1" x 12'3" (4.30 x 3.75 )

## BEDROOM TWO

12'0" x 10'8" (3.68 x 3.26 )

## BEDROOM THREE

7'5" x 7'6" (2.27 x 2.30)

## SHOWER ROOM

6'5" x 5'9" (1.96 x 1.76 )

## WC

3'10" x 2'10" (1.17 x 0.87)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	69	75
England & Wales		



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