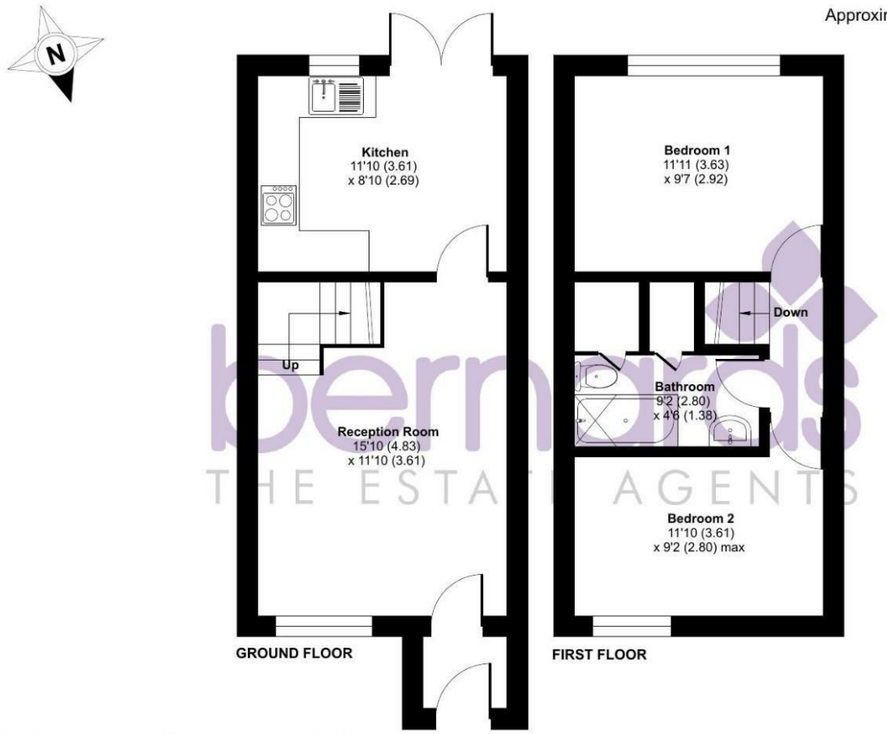
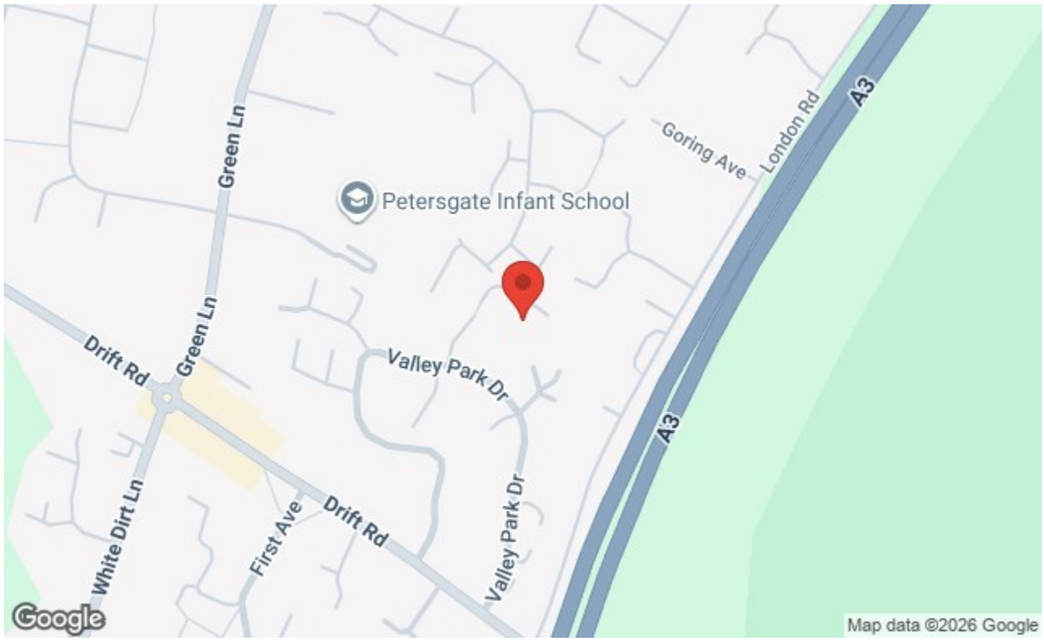
## Tillington Gardens, Clanfield, Waterlooville, PO8

Approximate Area = 625 sq ft / 58 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: 1510523





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


FOR SALE

# Offers In Excess Of £280,000

Tillington Gardens, Waterlooville PO8 0XQ

bernards THE ESTATE AGENTS

2 1 1

## HIGHLIGHTS

- TWO BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- PORCH
- KITCHEN TO REAR
- FAMILY BATHROOM
- QUIET LOCATION
- SOUTHERLY REAR ASPECT
- VIEWING ADVISED

Nestled in the charming location of Tillington Gardens, Clanfield, Waterlooville, this delightful two-bedroom semi-detached house presents an excellent opportunity for first-time buyers or investors alike. Upon entering, you are welcomed into a porch that leads seamlessly into a spacious living room, creating a warm and inviting atmosphere. The living room provides easy access to the kitchen, which is situated at the rear of the property, making it a practical space for both cooking and entertaining.

Upstairs, you will find two generously sized double bedrooms, thoughtfully positioned with a bathroom conveniently located in between. This layout ensures comfort and privacy for all occupants. The property also boasts an enclosed rear garden, perfect for enjoying outdoor activities or simply relaxing in a tranquil setting.

Additionally, the house benefits from off-road parking for two vehicles, a valuable feature in this sought-after area. With its appealing design and practical amenities, this property is not only a wonderful home but also a sound investment opportunity. We highly recommend scheduling a viewing to fully appreciate all that this charming residence has to offer.

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

# PROPERTY INFORMATION

## RECEPTION ROOM
15'10" x 11'10" (4.83 x 3.61)

## KITCHEN
11'10" x 8'9" (3.61 x 2.69)

## BEDROOM ONE
11'10" x 9'6" (3.63 x 2.92)

## BEDROOM TWO
11'10" x 9'2" (3.61 x 2.80)

## BATHROOM
9'2" x 4'6" (2.80 x 1.38)

## COUNCIL TAX BAND C

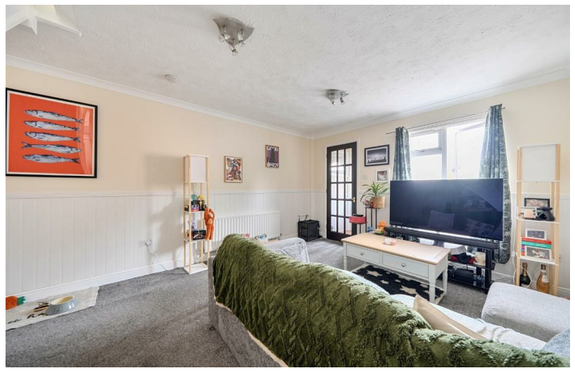
## MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

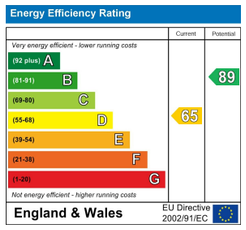
## OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify your financial/Mortgage situation.

## 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!



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