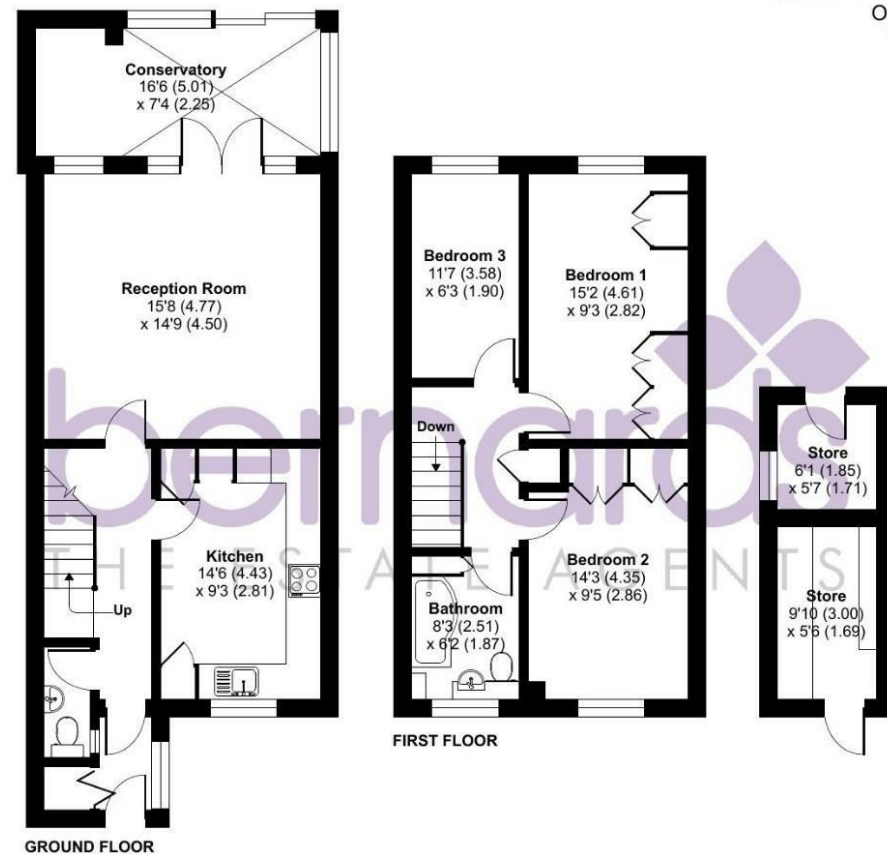




Perseus Place, Waterlooville, PO7

Approximate Area = 1124 sq ft / 104.4 sq m
Outbuilding = 95 sq ft / 8.8 sq m
Total = 1219 sq ft / 113.2 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1504097



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



Offers In Excess Of £300,000

Perseus Place, Waterlooville PO7 8AN

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ END OF TERRACE HOUSE
- ❖ TWO RECEPTION ROOMS
- ❖ KITCHEN/DINER
- ❖ DRIVEWAY
- ❖ DOWNSTAIRS WC
- ❖ COUNCIL TAX BAND B
- ❖ COMBINED 1219 SQ FT
- ❖ EXTERNAL STORAGE
- ❖ SOLAR PANELS

Welcome to this charming three bedroom end of terrace house located on Perseus Place in Waterlooville. Offering convenient access to local schools, shops and direct bus links to nearby towns and the city centre, this is a superb purchase for families and first-time buyers.

Upon entering, you are greeted by a welcoming hallway that leads into a generously sized kitchen/diner. This space is designed with practicality in mind, featuring ample cupboard storage and sufficient room for white goods appliances, making it a joy for any home cook. The lounge is equally spacious, providing a comfortable area for relaxation and entertaining guests. A lovely conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoors. On the ground floor, you will also find a convenient toilet room, enhancing the functionality of the home.

Ascending to the first floor, you will find two double bedrooms, both equipped with fitted wardrobes, offering plenty of storage. The third bedroom, currently utilised as an office, presents versatility for your personal needs. The bathroom features a fitted walk-in shower, basin, and WC.

Externally, the property boasts an easy-to-maintain garden, complete with a patio and artificial grass, creating a delightful setting for summer barbecues and outdoor gatherings. Additionally, the driveway provides parking for several vehicles, ensuring convenience for you and your guests.

This home is a wonderful opportunity for those seeking a comfortable and accessible living space in Waterlooville.

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN / DINER
14'6" x 9'2" (4.43m x 2.81m)

LIVING ROOM
15'7" x 14'9" (4.77m x 4.50m)

CONSERVATORY
16'5" x 7'4" (5.01m x 2.25m)

DOWNSTAIRS WC

BEDROOM ONE
15'1" x 9'3" (4.61m x 2.82m)

BEDROOM TWO
14'3" x 9'4" (4.35m x 2.86m)

BEDROOM THREE
11'8" x 6'2" (3.58m x 1.90m)

BATHROOM
8'2" x 6'1" (2.51m x 1.87m)

SHED
9'10" x 5'6" (3.00m x 1.69m)

STORE ROOM
6'0" x 5'7" (1.85m x 1.71m)

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

COUNCIL TAX BAND
BAND B

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.

PROPERTY REMOVALS
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



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	70	74
England & Wales		



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