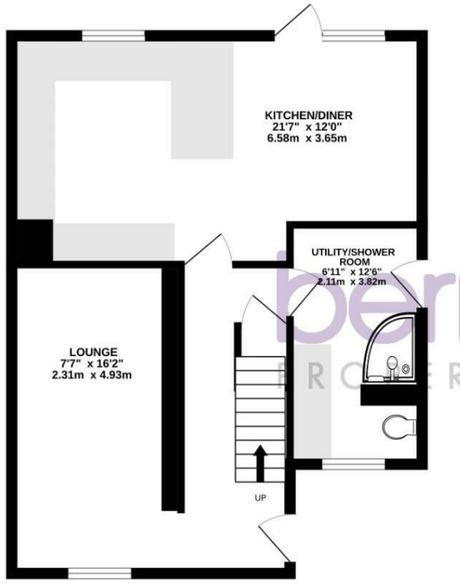
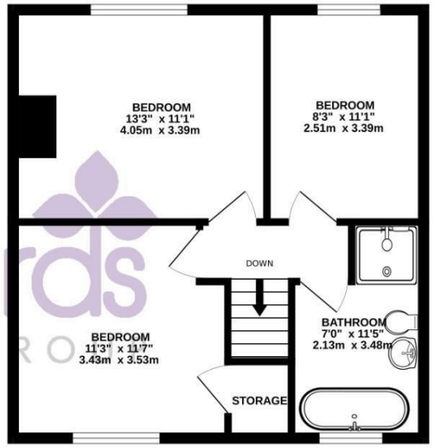
GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.




1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.




TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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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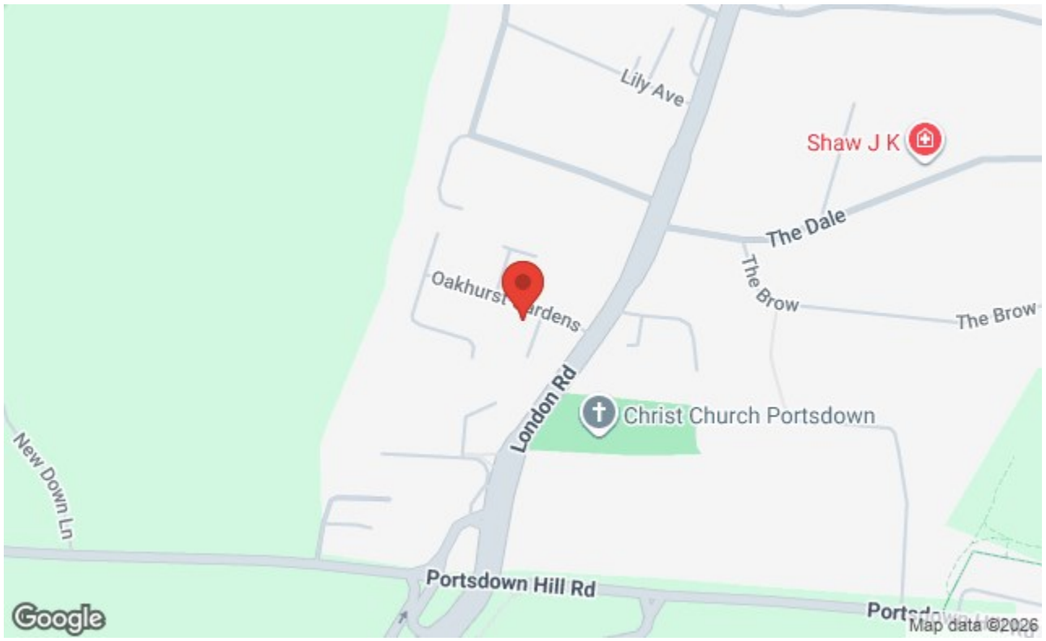


FOR SALE

# Offers In Excess Of £360,000

Oaklea Close, Waterlooville PO7 5AU

bernards THE ESTATE AGENTS

3 2 2

## HIGHLIGHTS

- THREE BEDROOMS
- SEMI DETACHED
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- DOWNSTAIRS SHOWER ROOM
- GOOD SIZE GARDEN
- OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS
- WIDLEY LOCATION
- ONE NOT TO BE MISSED

Welcome to this charming three-bedroom semi-detached house located on Oaklea Close in the desirable area of Waterlooville. Spanning an impressive 1,022 square feet, this property offers a perfect blend of comfort and functionality, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed, allowing for a seamless flow between the living areas. The addition of a utility room enhances practicality, ensuring that household chores are easily managed.

The property boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. With two bathrooms, including a convenient downstairs shower room, the home caters to the needs of a busy family, ensuring that morning routines run smoothly.

Outside, the property benefits from off-road parking, providing a secure and accessible space for your vehicles. The garden area offers potential for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

Situated near Purbrook Park, this home is ideally located for those who appreciate green spaces and outdoor activities. Waterlooville itself is a vibrant community with a range of amenities, schools, and transport links, making it a fantastic place to live.

In summary, this semi-detached house on Oaklea Close presents an excellent opportunity for families or individuals seeking a comfortable and well-equipped home in a sought-after location. Do not miss the chance to make this delightful property your own.

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

Call today to arrange a viewing
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www.bernardsestates.co.uk

# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE
7'6" x 16'2" (2.31 x 4.93)

## UTILITY/SHOWER ROOM
6'11" x 12'6" (2.11 x 3.82)

## KITCHEN/DINER
21'7" x 11'11" (6.58 x 3.65)

## LANDING

## BEDROOM 1
13'3" x 11'1" (4.05 x 3.39)

## BEDROOM 2
11'3" x 11'6" (3.43 x 3.53)

## BEDROOM 3
8'2" x 11'1" (2.51 x 3.39)

## BATHROOM
6'11" x 11'5" (2.13 x 3.48)

## GARDEN

## PARKING

## COUNCIL TAX BAND
The local authority is Havant borough council. BAND : YEARLY £1939

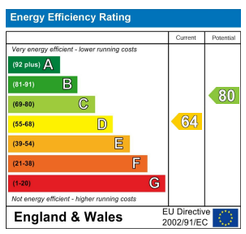
## MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

## 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.

## 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!

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