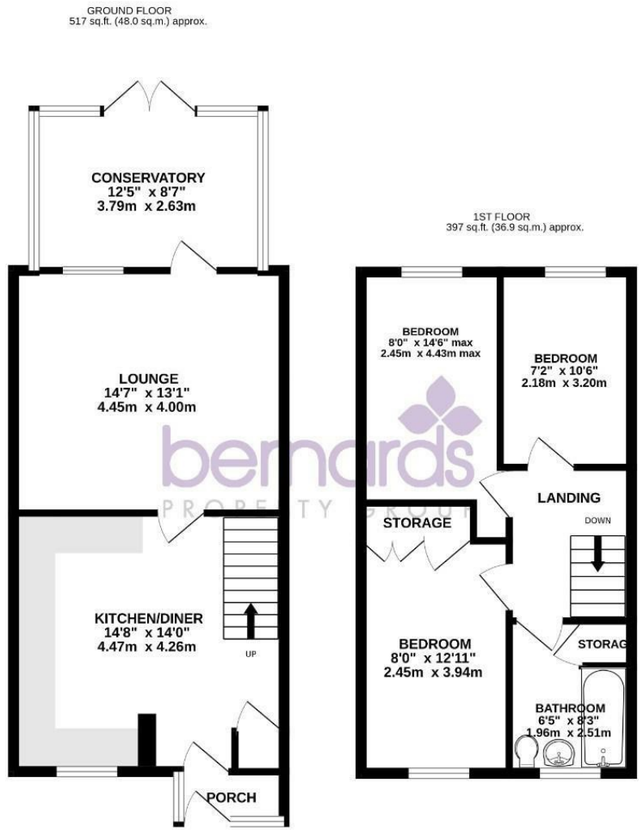

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Offers In Excess Of £280,000

Minerva Close, Waterlooville PO7 8BD

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- Three Bedrooms
- Terraced House
- Conservatory Extension
- Modern Fitted Kitchen
- Low-Maintenance Garden
- Rear Access To Property
- Located Near To Shops & Schools
- Residents Parking Available
- Gas Central Heating
- A Must-See Property

This charming three-bedroom terraced house offers a perfect blend of comfort and convenience. Ideal for families, the property is conveniently located near local schools and shops, making daily errands a breeze.

The entrance porch leads into an open-plan kitchen and dining area. This space is thoughtfully designed with modern fitted cupboards and appliances, perfect for both cooking and entertaining. Leading into the lounge which features a cosy fireplace, creating a warm and inviting atmosphere for relaxation.

One of the standout features of this home is the conservatory, which serves as a versatile space that can be used as a playroom for children or a dedicated office area for those who work from home.

The first floor presents three bedrooms, with the master bedroom benefiting from fitted wardrobes, offering ample storage. The family bathroom is conveniently located to serve all bedrooms.

Externally, the property boasts easy-to-maintain front and rear gardens, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, there is residential parking available on a first-come, first-served basis, ensuring that parking is accessible for you and your guests.

This delightful terraced house is an excellent opportunity for those seeking a comfortable family home with nearby amenities. Don't miss the chance to make it your own.

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

PROPERTY INFORMATION

ENTRANCE PORCH

KITCHEN/DINER
14'7" x 13'11" (4.47m x 4.26m)

LOUNGE
14'7" x 13'1" (4.45m x 4.0m)

CONSERVATORY
12'5" x 8'7" (3.79m x 2.63m)

BEDROOM ONE
8'0" x 12'11" (2.45m x 3.94m)

BEDROOM TWO
8'0" x 14'6" (2.45m x 4.43m)

BEDROOM THREE
7'1" x 10'5" (2.18m x 3.20m)

BATHROOM
6'5" x 8'2" (1.96m x 2.51m)

ANTI MONEY LAUNDERING HAVANT
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
Havant Borough Council: 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.

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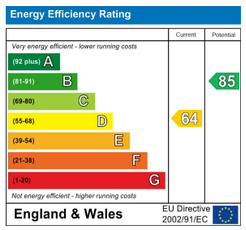
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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



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