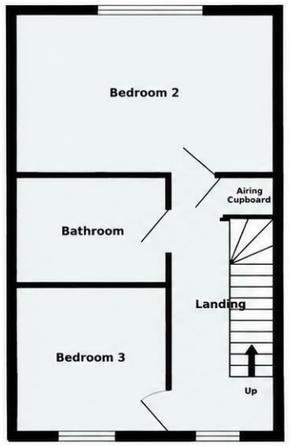
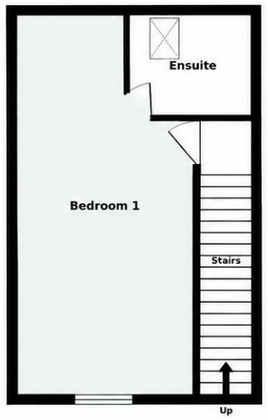


Ground Floor

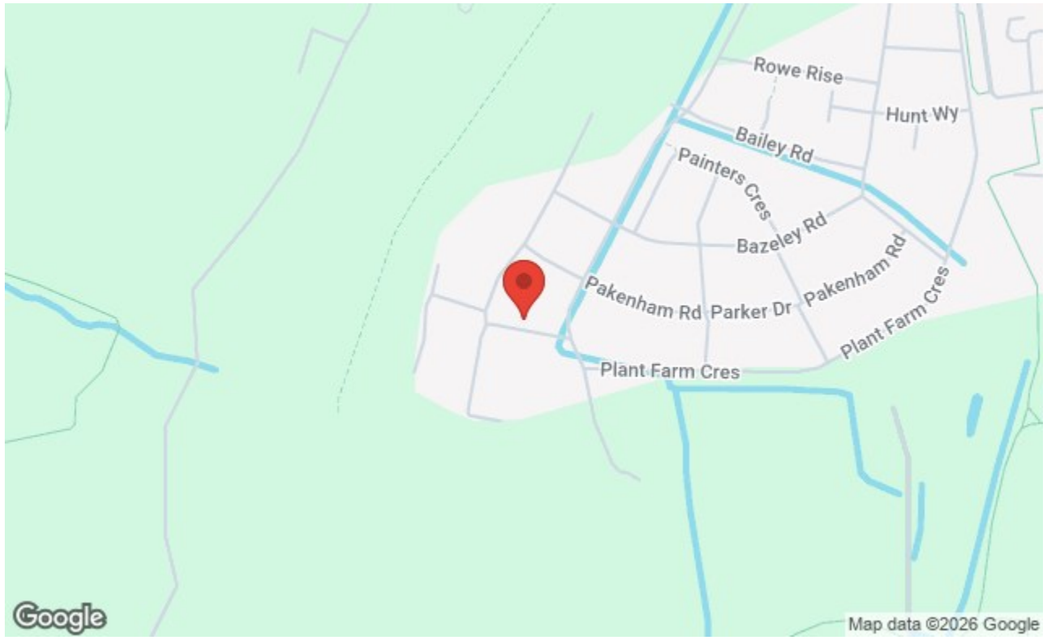


First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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

FOR SALE

Asking Price £385,000

Whitbourne Way, Waterlooville PO7 3ED

bernards THE ESTATE AGENTS



3 2 1

HIGHLIGHTS

- NO FORWARD CHAIN
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- DOWNSTAIRS WC
- NHBC WARRANTY
- MODERN FITTED KITCHEN
- UTILITY AREA
- DRIVEWAY
- EASY-TO MAINTAIN GARDEN
- A MUST VIEW

This charming three-bedroom semi-detached townhouse offers a perfect blend of modern living and convenience. Spread over three thoughtfully designed floors, this property is ideally situated with easy access to local schools and shops, making it a fantastic choice for families and professionals alike.

Upon entering the ground floor, you are greeted by a spacious living room that provides ample room for furnishings, creating a welcoming atmosphere for relaxation and entertainment. The modern fitted kitchen is a highlight, featuring integrated appliances and generous space for a breakfast table, perfect for casual dining. Additionally, the ground floor includes a utility area and a convenient downstairs WC.

Moving to the first floor, you will find two well-proportioned double bedrooms, complemented by a family bathroom. The bathroom is equipped with a fitted bath, an overhead shower, a basin, and a WC, ensuring practicality for everyday use.

The second floor is dedicated to the impressive master bedroom, which boasts a walk-in wardrobe area, providing plenty of storage space. The ensuite shower room, complete with a basin and WC, adds a touch of luxury and privacy.

Externally, the property features a driveway for off-road parking and a beautifully maintained garden, offering a serene outdoor space for relaxation or entertaining guests. With the added benefit of an NHBC Warranty, this home is not only stylish but also offers peace of mind for future homeowners. This property is a must-see for anyone seeking a comfortable and modern family home in a vibrant community.

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

PROPERTY INFORMATION

LOUNGE
14'9" x 11'10" (4.52m x 3.61m)

KITCHEN
12'11" x 10'5" (3.96m x 3.18m)

BEDROOM ONE
23'7" x 10'5" (7.21m x 3.2m)

BEDROOM TWO
14'2" x 9'3" (4.34m x 2.82m)

BEDROOM THREE
10'2" x 7'3" (3.1m x 2.21m)

ENSUITE

BATHROOM

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

HAVANT COUNCIL TAX BAND
Havant Borough Council: BAND D

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









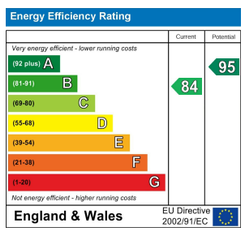












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