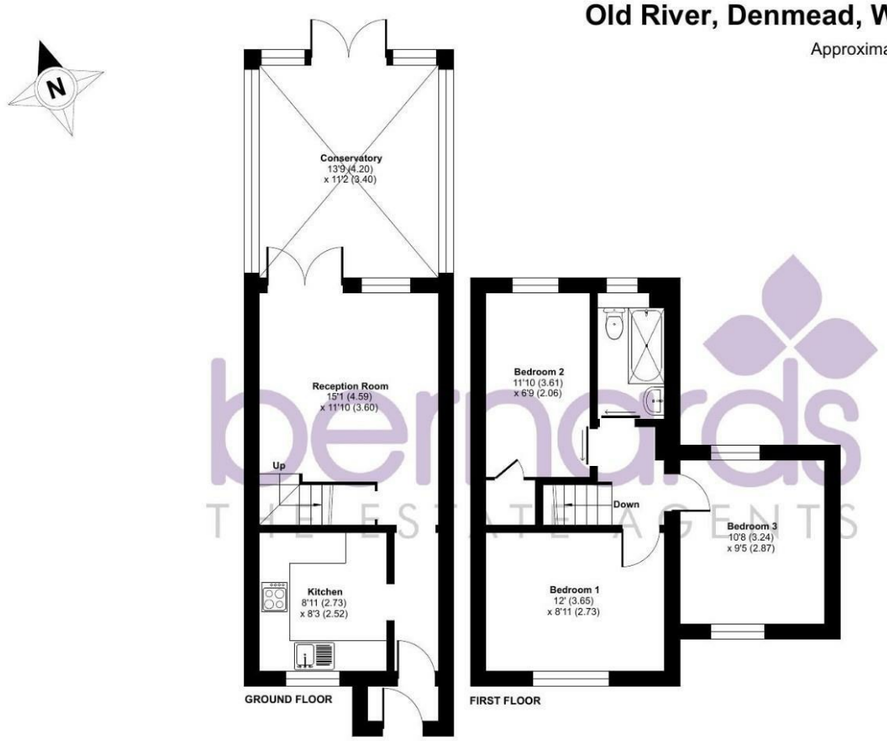
# Old River, Denmead, Waterlooville, PO7

Approximate Area = 866 sq ft / 80.4 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: 1512392




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

FOR SALE

## Offers In Excess Of £270,000

Old River, Waterlooville PO7 6UX

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## HIGHLIGHTS

- Three Double Bedrooms
- End Of Terrace House
- Parking
- Conservatory Extension
- Modern Fitted Kitchen
- Generously Sized Lounge
- Enclosed Rear Garden
- External Shed Storage
- Cul-De-Sac Location
- A Must View!

Nestled in the cul-de-sac of Old River, this charming three-bedroom end of terrace house presents an ideal opportunity for families and professionals alike. Spanning 866 square feet, the property boasts two reception rooms, providing ample space for relaxation and entertaining.

Upon entering, you are greeted by an entrance hall that leads seamlessly into the well-appointed kitchen, which offers generous cupboard space and storage for all your essential appliances. The spacious lounge is perfect for home furnishings and flows effortlessly into a delightful conservatory extension, creating an additional reception area that is bathed in natural light. From here, patio doors open into a sun-trap garden, perfect for enjoying those warm summer days.

The first floor is home to three generously sized double bedrooms, each offering pleasant views of the surrounding area, ensuring a peaceful retreat at the end of the day. The family bathroom is thoughtfully designed, featuring a fitted bath with an overhead shower, a basin, and a WC, catering to all your family's needs.

Externally, the property benefits from parking, adding to the convenience of this lovely home. With its prime location providing easy access to local schools, shops, and direct bus links to nearby towns and cities, this property is not to be missed. Whether you are looking to settle down or invest, this end terrace house offers a perfect blend of comfort and practicality in a sought-after area.

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

# PROPERTY INFORMATION

**KITCHEN**
8'11" x 8'3" (2.73m x 2.52m)

**LOUNGE**
15'0" x 11'9" (4.59m x 3.60m)

**CONSERVATORY**
13'9" x 11'1" (4.20m x 3.40m)

**BEDROOM ONE**
11'11" x 8'11" (3.65m x 2.73m)

**BEDROOM TWO**
11'10" x 6'9" (3.61m x 2.06m)

**BEDROOM THREE**
10'7" x 9'4" (3.24m x 2.87m)

**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 C

**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









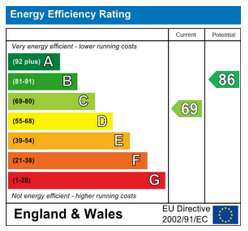













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