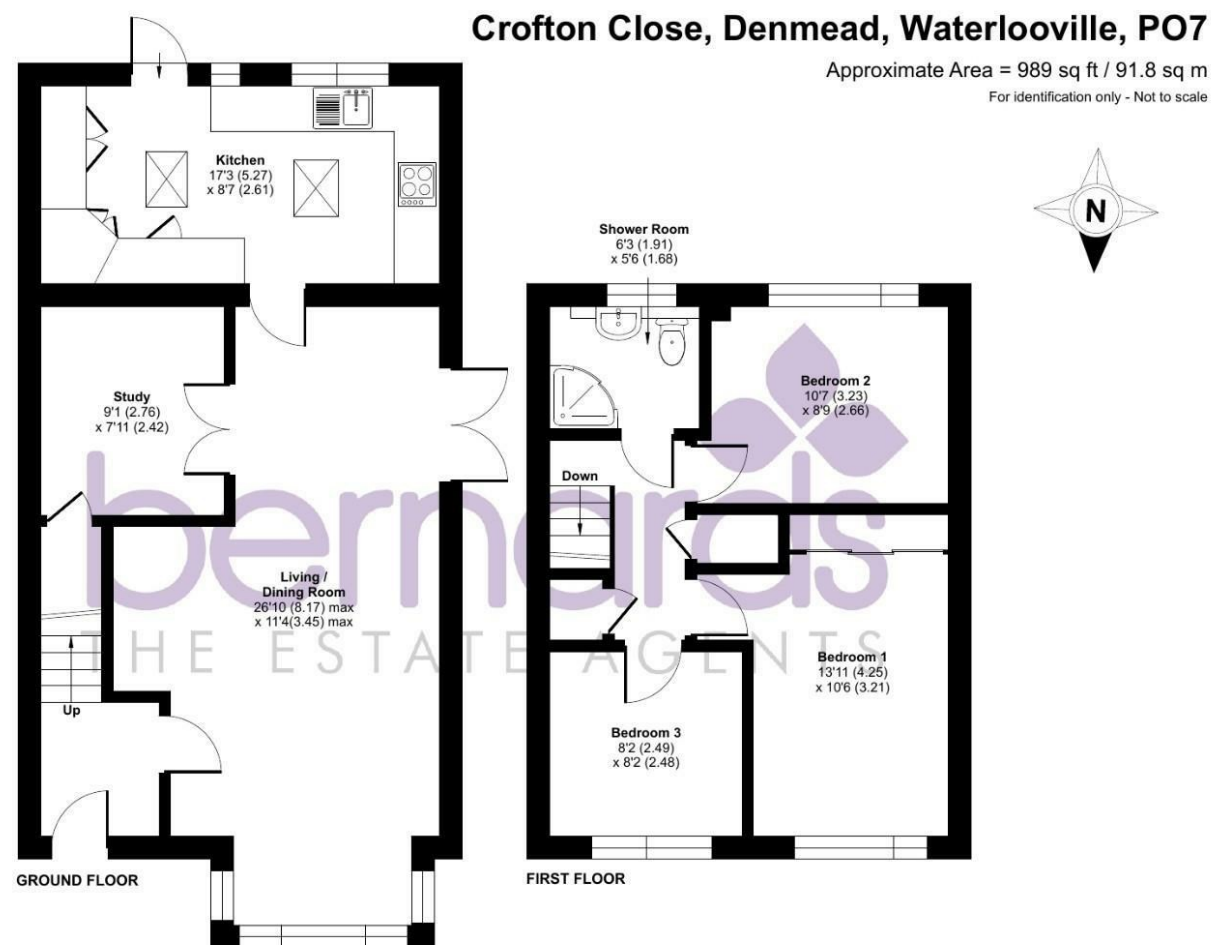




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1435609



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



Asking Price £325,000

Crofton Close, Waterlooville PO7 5LR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ LOUNGE/DINER
- ❖ STUDY
- ❖ MODERN KITCHEN
- ❖ SHOWER ROOM
- ❖ LARGE GARDEN
- ❖ CUL-DE-SAC LOCATION
- ❖ 3.2 kWh SOLAR PANELS
- ❖ GARAGE EN-BLOC

Nestled in the desirable area of Crofton Close, Purbrook, this charming semi-detached house presents an excellent opportunity for first-time buyers. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those seeking extra room for guests.

Upon entering, you are welcomed into a spacious lounge/diner, perfect for entertaining friends and family or enjoying quiet evenings at home. The kitchen is conveniently located, offering functionality and ease for daily living. Additionally, a separate study provides a quiet retreat for work or study, catering to the needs of modern life.

One of the standout features of this property is the large garden, which offers a wonderful outdoor space for relaxation, gardening, or children's play. It is an ideal setting for summer barbecues or simply enjoying the fresh air. The property is also fitted with 3.2 kWh solar panels and a Tesla Power wall battery pack with 13.5 kWh of storage.

With no onward chain, this home is ready for you to move in and make it your own. The combination of its practical layout, generous garden, and convenient location makes this property a perfect choice for those looking to step onto the property ladder. Don't miss the chance to view this delightful home in Waterlooville.

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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE/DINER

26'9" x 11'3" (8.17 x 3.45)

STUDY

9'0" x 7'11" (2.76 x 2.42)

KITCHEN

17'3" x 8'6" (5.27 x 2.61)

LANDING

BEDROOM 1

13'11" x 10'6" (4.25 x 3.21)

BEDROOM 2

10'7" x 8'8" (3.23 x 2.66)

BEDROOM 3

8'2" x 8'1" (2.49 x 2.48)

SHOWER ROOM

6'3" x 5'6" (1.91 x 1.68)

REAR GARDEN

GARAGE EN-BLOC

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : C YEARLY £2062.4

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.

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!

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.



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		
England & Wales		



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