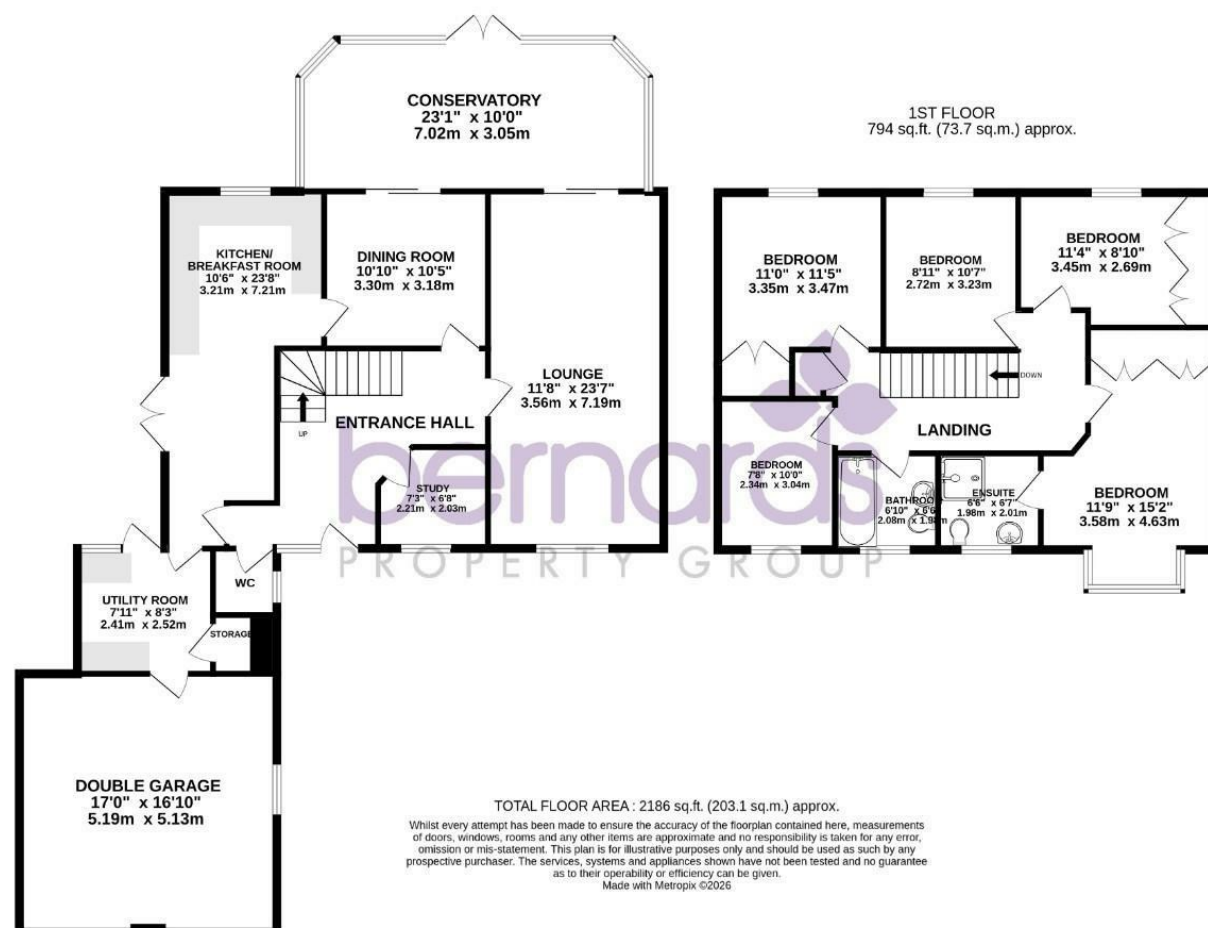


GROUND FLOOR  
1392 sq.ft. (129.4 sq.m.) approx.

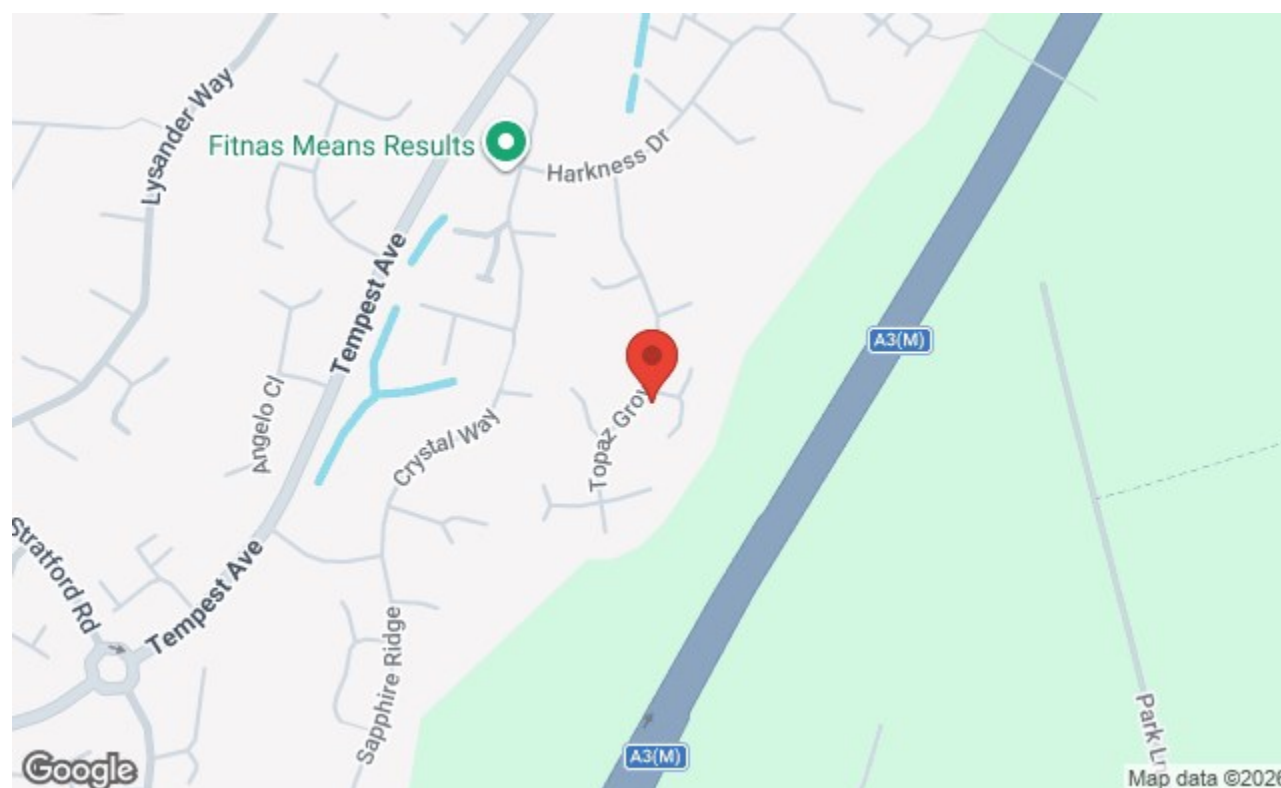


**FOR SALE**

Offers In Excess Of £630,000

Topaz Grove, Waterlooville PO7 8ST

**bernards**  
THE ESTATE AGENTS



5 2 2

## HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ FIVE BEDROOM DETACHED
- ❖ DOUBLE GARAGE
- ❖ TWO RECEPTION ROOMS
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ CONSERVATORY
- ❖ UTILITY ROOM
- ❖ DOWNSTAIRS W.C.
- ❖ EN-SUITE TO MASTER
- ❖ OFF ROAD PARKING

Nestled in the desirable area of Topaz Grove, Waterlooville, this impressive detached family home offers a generous living space of 2,186 square feet, perfect for modern family life. With five well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is designed to accommodate the needs of a growing family.

The home boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. Additionally, a delightful conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the garden. The practicality of the

property is further enhanced by a convenient downstairs W.C. and a utility room, making daily chores a breeze.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and efficient purchase process. This home is not just a place to live; it is a sanctuary where cherished memories can be made.

With its excellent layout and desirable location, this detached house is an ideal choice for families seeking comfort and convenience in Waterlooville. Do not miss the opportunity to make this wonderful property your new home.

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



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





# PROPERTY INFORMATION

## ENTRANCE HALL

### STUDY

7'3" x 6'7" (2.21 x 2.03)

### LOUNGE

11'8" x 23'7" (3.56 x 7.19)

### CONSERVATORY

23'0" x 10'0" (7.02 x 3.05)

### DINING ROOM

10'9" x 10'5" (3.30 x 3.18)

### KITCHEN/BREAKFAST ROOM

10'6" x 23'7" (3.21 x 7.21)

### UTILITY ROOM

7'10" x 8'3" (2.41 x 2.52)

### W.C.

### LANDING

### BEDROOM 1

11'8" x 15'2" (3.58 x 4.63)

### EN-SUITE

6'5" x 6'7" (1.97 x 2.01)

### BEDROOM 2

10'11" x 11'4" (3.35 x 3.47)

### BEDROOM 3

11'3" x 8'9" (3.45 x 2.69)

### BEDROOM 4

8'11" x 10'7" (2.72 x 3.23)

### BEDROOM 5

7'8" x 9'11" (2.34 x 3.04)

### BATHROOM

6'9" x 3'6" (2.08 x 1.09)

### DOUBLE GARAGE

17'0" x 16'9" (5.19 x 5.13)

### GARDEN

### PARKING

### COUNCIL TAX BAND

The local authority is Havant borough council. BAND : F  
YEARLY £3196

## 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.

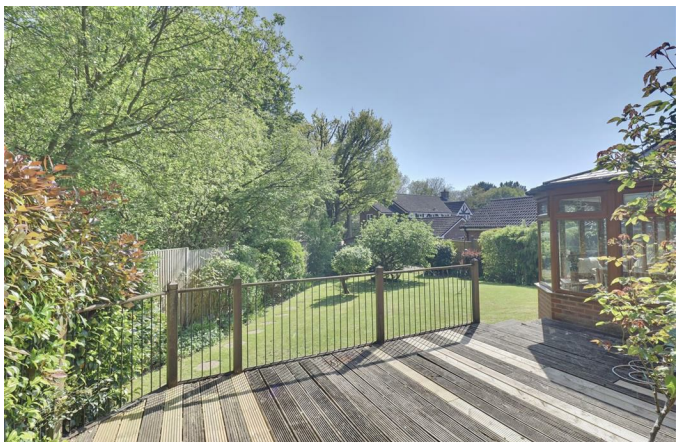
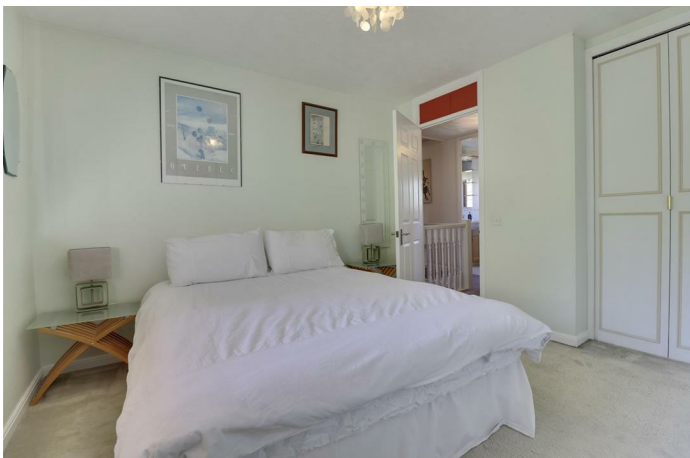
## REMOVALS

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.

## 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!



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 72      | 75        |
| (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                             |         |           |



Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

