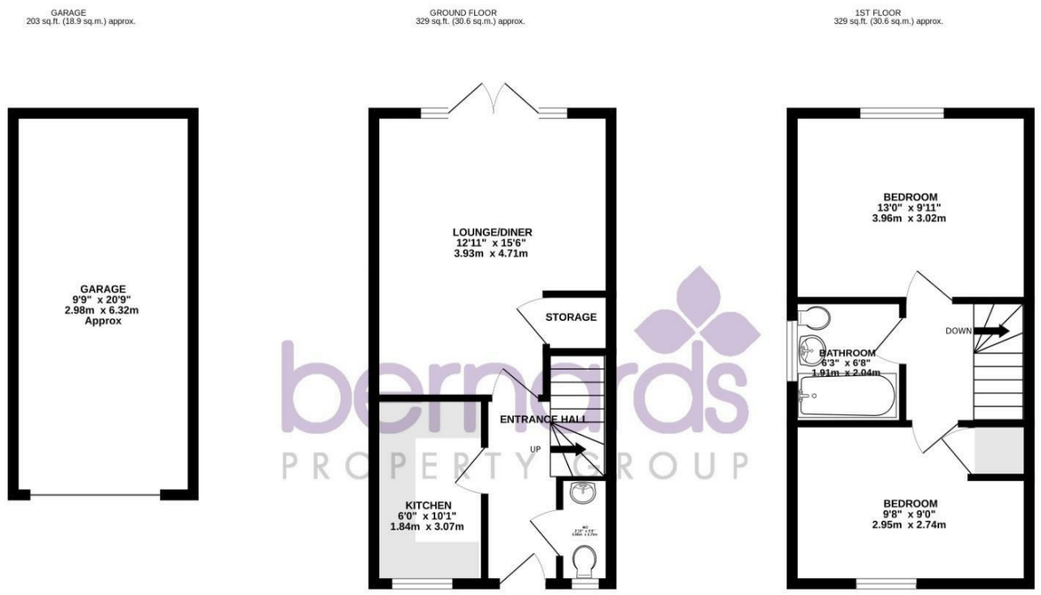
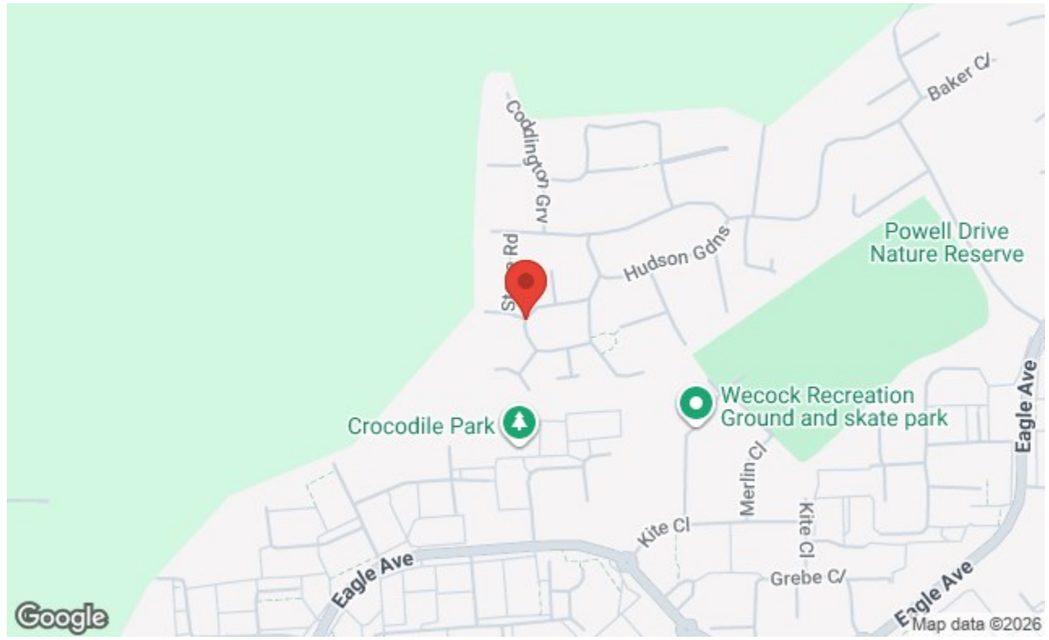



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

# Offers In Excess Of £290,000

Clements Grove, Waterlooville PO8 9FF

bernards THE ESTATE AGENTS



2 1 1

## HIGHLIGHTS

- Two Double Bedrooms
- Semi-Detached House
- Garage & Parking
- Downstairs WC
- Modern Fitted Kitchen
- Rear Access To Property
- Desirable Location
- NHBC Warranty - 5 Years Remaining
- Local To Schools & Shops
- A Must See

This charming two-bedroom semi-detached house, built in 2021, presents an excellent opportunity for both first-time buyers and those seeking a modern home. Benefiting from a further five-year NHBC warranty.

Upon entering, there is a hallway with a cloakroom and leads into the modern fitted kitchen which features integrated appliances. The open-plan lounge and dining area is spacious and filled with natural light, providing an ideal setting for relaxation and entertaining. From here, patio doors open onto a delightful sun-trap garden, which is both easy to maintain and features a combination of grass and patio, making it perfect for outdoor gatherings or quiet afternoons in the sun.

On the first floor, you will find two generously sized double bedrooms, each offering ample space and comfort. The family bathroom is well-appointed, featuring a fitted bath with an overhead shower, a basin, and a WC.

Externally, the property boasts parking along with a generously sized garage that provides superb storage options. Additionally, there is rear access to the property.

With its prime location near schools and shops, this semi-detached house is a perfect blend of modern living and practicality. Do not miss the chance to make this delightful home your own.

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

# PROPERTY INFORMATION

### KITCHEN
6'0" x 10'0" (1.84m x 3.07m)

### LOUNGE/DINER
12'10" x 15'5" (3.93m x 4.71m)

### BEDROOM ONE
12'11" x 9'10" (3.96m x 3.02m)

### BEDROOM TWO
9'8" x 8'11" (2.95m x 2.74m )

### BATHROOM
6'3" x 6'8" (1.91m x 2.04m)

### DOWNSTAIRS WC

### 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

### 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

### COUNCIL TAX BAND
Havant Borough Council: BAND B

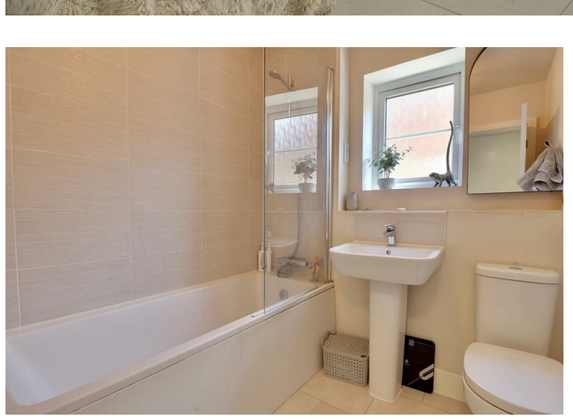


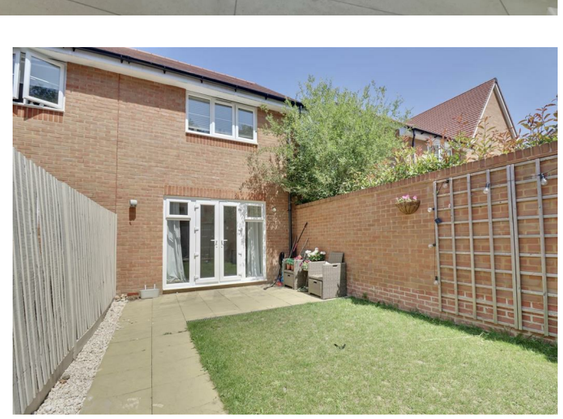




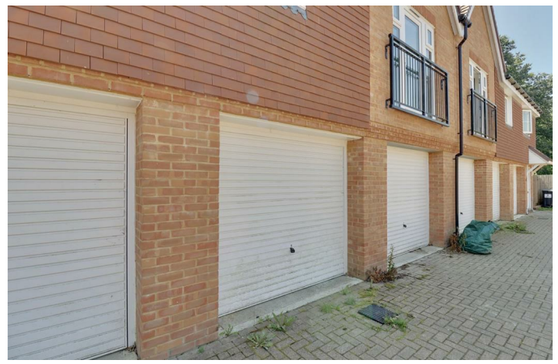


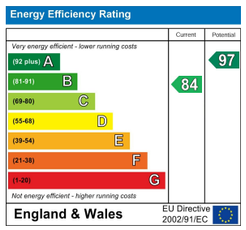













Scan here to see all our properties for sale and rent

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