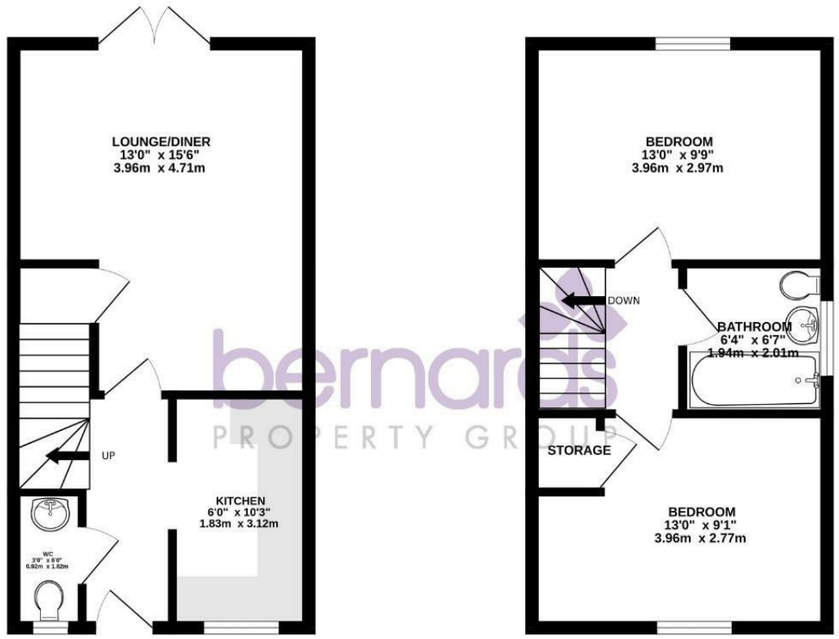
GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.

1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers In Excess Of £270,000

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HIGHLIGHTS

- **BUYERS INCENTIVE**
- END-OF-TERRACE
- 6 YEARS OF WARRANTY
- OPEN PLAN LOUNGE/DINER
- MODERN KITCHEN
- FAMILY GARDEN
- TWO BEDROOM
- QUIET LOCATION
- TWO PARKING SPACES
- A MUST VIEW

*** BUYERS INCENTIVE ***

A modern two-bedroom end-terrace home, built in 2022, offering stylish, low-maintenance living in a quiet and well-regarded residential estate in Waterlooville with more than 6 years of NHBC warranty. The property benefits from two allocated off-road parking spaces, generous storage throughout, and a thoughtfully upgraded garden, making it ideal for first-time buyers, couples, and families.
The ground floor features a bright and spacious lounge/diner, ideal for both relaxing and entertaining with french doors providing access to the garden, complemented by a large under-stairs storage cupboard, providing excellent everyday practicality. To the rear is a modern fitted kitchen with hob and oven, with space and plumbing for a fridge/freezer, washing machine, and dishwasher, allowing buyers flexibility to personalise the space. A downstairs WC with wash basin adds further convenience.
Upstairs, the property offers two well-proportioned double bedrooms, both benefitting from full-height five-door fitted wardrobes. The second bedroom also features an additional built-in storage cupboard. The main bathroom is fitted with a white suite including a shower over the bath.
Further storage is provided by a boarded loft, complete with ladder access, lighting and power, offering excellent additional space.
Externally, the property enjoys a private rear garden with extended paving, a raised planting bed, garden lighting, external power points, and an outdoor water tap, creating a practical and attractive outdoor space ideal for entertaining and family use. The garden also benefits from a shed and side access. The property has a front garden and two allocated parking spaces enhancing privacy and usability.
The home is situated on a well-planned modern estate offering additional on-street parking and visitor parking bays, along with a children's playground and easy access to country walks, making it particularly appealing for families.

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

Call today to arrange a viewing
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PROPERTY INFORMATION

KITCHEN
6'0" x 10'2" (1.83 x 3.12)

LOUNGE/DINER
12'11" x 15'5" (3.96 x 4.71)

WC
092 x 182 (28.04m x 55.47m)

BEDROOM
12'11" x 9'8" (3.96 x 2.97)

BEDROOM
12'11" x 9'8" (3.96 x 2.97)

BATHROOM
6'4" x 6'7" (1.94 x 2.01)

ANTI MONEY LAUNDERING HAVANT
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 B

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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!

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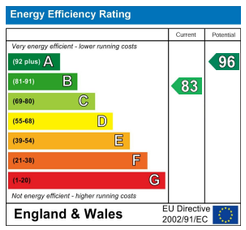

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