



Offers In Excess Of £450,000

Murray Road, Waterlooville PO8 9JL

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1418 sq.ft. (131.7 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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## HIGHLIGHTS

- ❖ THREE/FOUR BEDROOMS
- ❖ DETACHED
- ❖ LARGE PLOT
- ❖ GARAGE AND DRIVEWAY
- ❖ VERSATILE LAYOUT
- ❖ LARGE ENTRANCE HALL
- ❖ SOUGHT AFTER LOCATION
- ❖ DUAL ASPECT GARDEN
- ❖ CLOSE TO AMENITIES
- ❖ NO FORWARD CHAIN

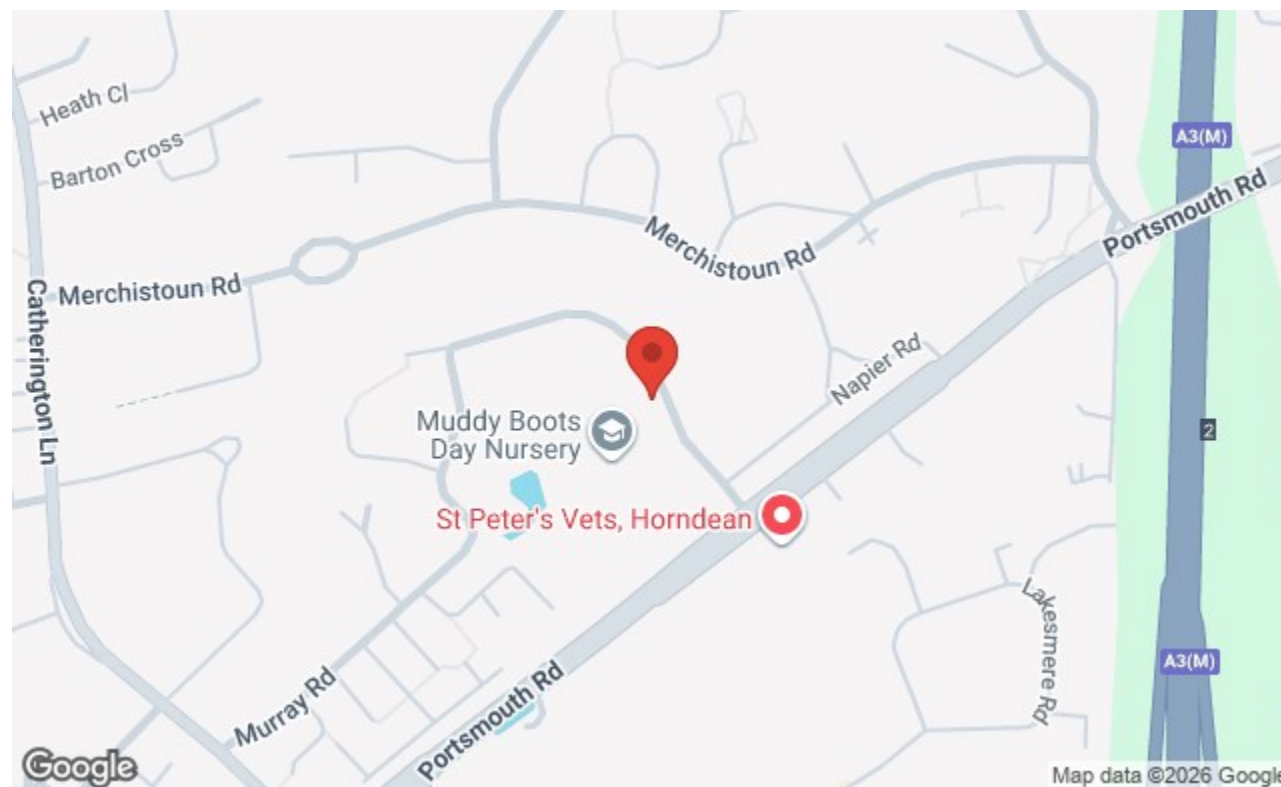
Welcome to Murray Road, Waterlooville - a spacious detached house with a fantastic plot that is sure to impress! This property boasts two/three reception rooms, perfect for entertaining guests or simply relaxing with your family. With three upstairs bedrooms, including large double bedrooms, there is plenty of space for everyone to enjoy, with the option to use the dining room as a fourth bedroom.

The versatile layout of this house offers endless possibilities to make it your own. Whether you need an extra bedroom, a home office, or a playroom for the kids, this property has the space to accommodate your needs.

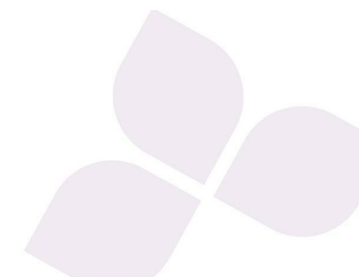
This property also boasts a private rear garden, perfect for relaxing or entertaining, with a well-maintained patio area for outdoor dining or summer gatherings.

Parking is always a breeze with space for three vehicles, making it convenient for you and your guests. And the best part? This property comes with no forward chain, making the buying process smooth and hassle-free.

Don't miss out on this incredible opportunity to own a beautiful home in a desirable location. Contact us today to arrange a viewing and make this house your own!



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](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
13' x 16' (3.96m x 4.88m)

**BREAKFAST ROOM**  
8'6" x 10' (2.59m x 3.05m )

**KITCHEN**  
19'7" x 8'5" (5.97m x 2.57m)

**SHOWER ROOM**  
6' x 7'10" (1.83m x 2.39m)

**DINING ROOM/BEDROOM FOUR**  
12'0" x 10'11" (3.66m x 3.33m)

**BEDROOM ONE**  
13'11" x 10'6" (4.24m x 3.20m)

**BEDROOM TWO**  
12' x 13'4" (3.66m x 4.06m)

**BEDROOM THREE**  
10'7" x 16' max (3.23m x 4.88m max)

**BATHROOM**  
10' x 9'10" (3.05m x 3.00m)

## ANTI-MONEY LAUNDERING (AML)

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

## BERNARDS 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!

## COUNCIL TAX BAND E

### OFFER CHECK 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.

## REMOVAL QUOTES

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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