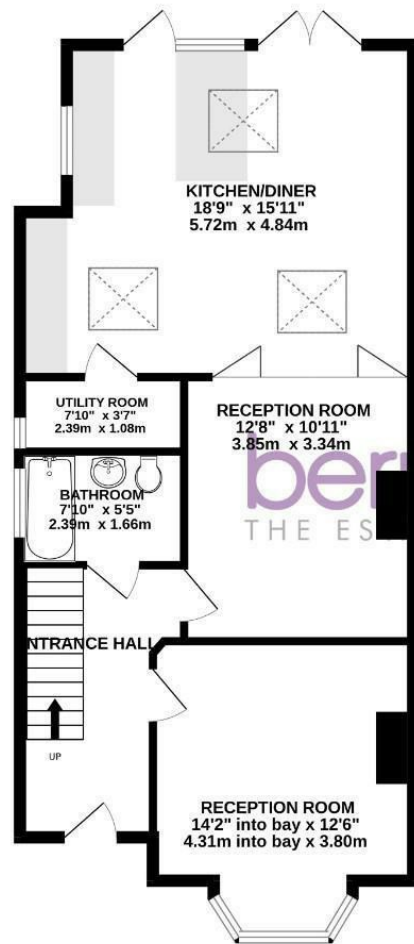


GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.

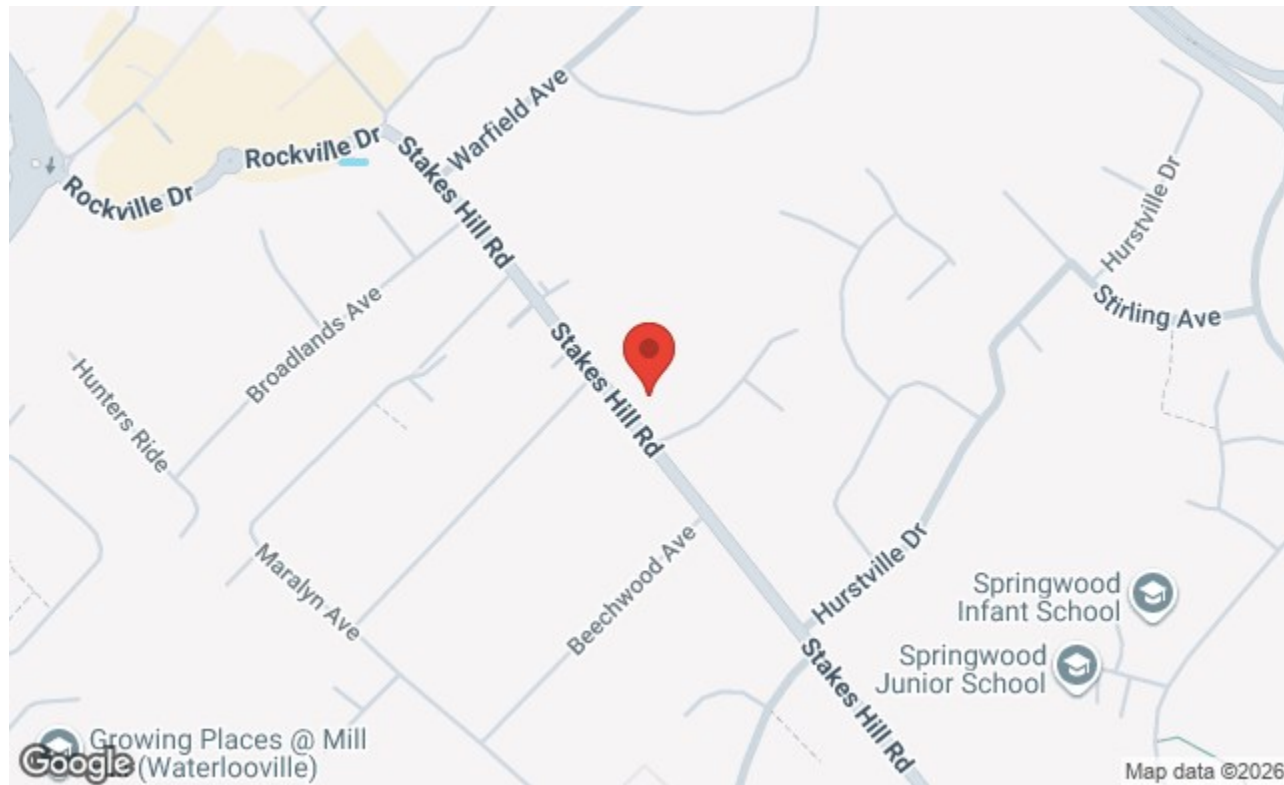


1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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.  
Made with Metronix (2024)



**FOR SALE**

Asking Price £425,000

Stakes Hill Road, Waterloooville PO7 7LD

**bernards**  
THE ESTATE AGENTS



3 2 2

## HIGHLIGHTS

- ❖ REAR GARDEN
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ UTILITY ROOM
- ❖ TWO BATHROOMS
- ❖ PLENTY OF PARKING
- ❖ SOUGHT AFTER LOCATION
- ❖ POTENTIAL BUILDING PLOT
- ❖ SEMI DETACHED
- ❖ WELL PRESENTED

Nestled on Stakes Hill Road in Waterloooville, this semi-detached house offers a perfect blend of comfort and potential. Spanning an impressive 1,187 square feet, the property features three bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The property boasts two bathrooms, a valuable addition that enhances convenience for busy households.

One of the standout features of this home is the off-road parking, accommodating up to three vehicles, which is a rare find in the area. This feature not only adds to the property's appeal but also offers peace of mind for residents and visitors alike.

In summary, this semi-detached house on Stakes Hill Road presents a wonderful opportunity for those looking to settle in a vibrant community. With its spacious interiors, practical amenities, and potential for further enhancement, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful house your new home.

Nelson House 47 London Road, Waterloooville, 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

**RECEPTION ROOM**  
14'1" x 12'5" (4.31 x 3.80)

**RECEPTION ROOM 2**  
12'7" x 10'11" (3.85 x 3.34)

**KITCEHN/DINER**  
18'9" x 15'10" (5.72 x 4.84)

**BATHROOM**  
7'10" x 5'5" (2.39 x 1.66)

**UTILITY ROOM**  
7'10" x 3'6" (2.39 x 1.08)

**BEDROOM ONE**  
14'6" x 12'4" (4.42 x 3.78)

**BEDROOM TWO**  
12'7" x 10'11" (3.85 x 3.35)

**BEDROOM THREE**  
8'7" x 8'0" (2.64 x 2.44)

**BATHROOM**  
6'5" x 6'2" (1.96 x 1.90)

## SOLICITOR/ CONVEYANCING

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. Bernard's 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.

## BERNARDS 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.

## 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

## COUNCIL TAX D



Energy Efficiency Rating	
Current	Potential
	81
	63

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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