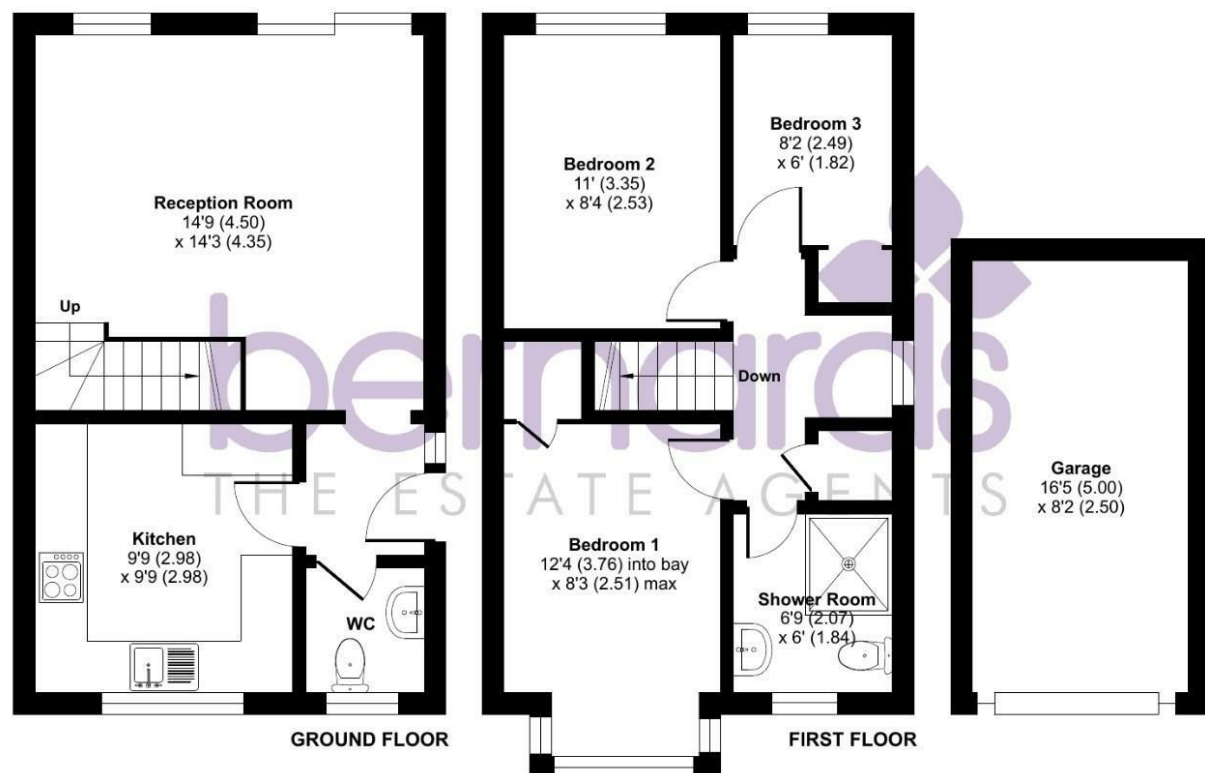


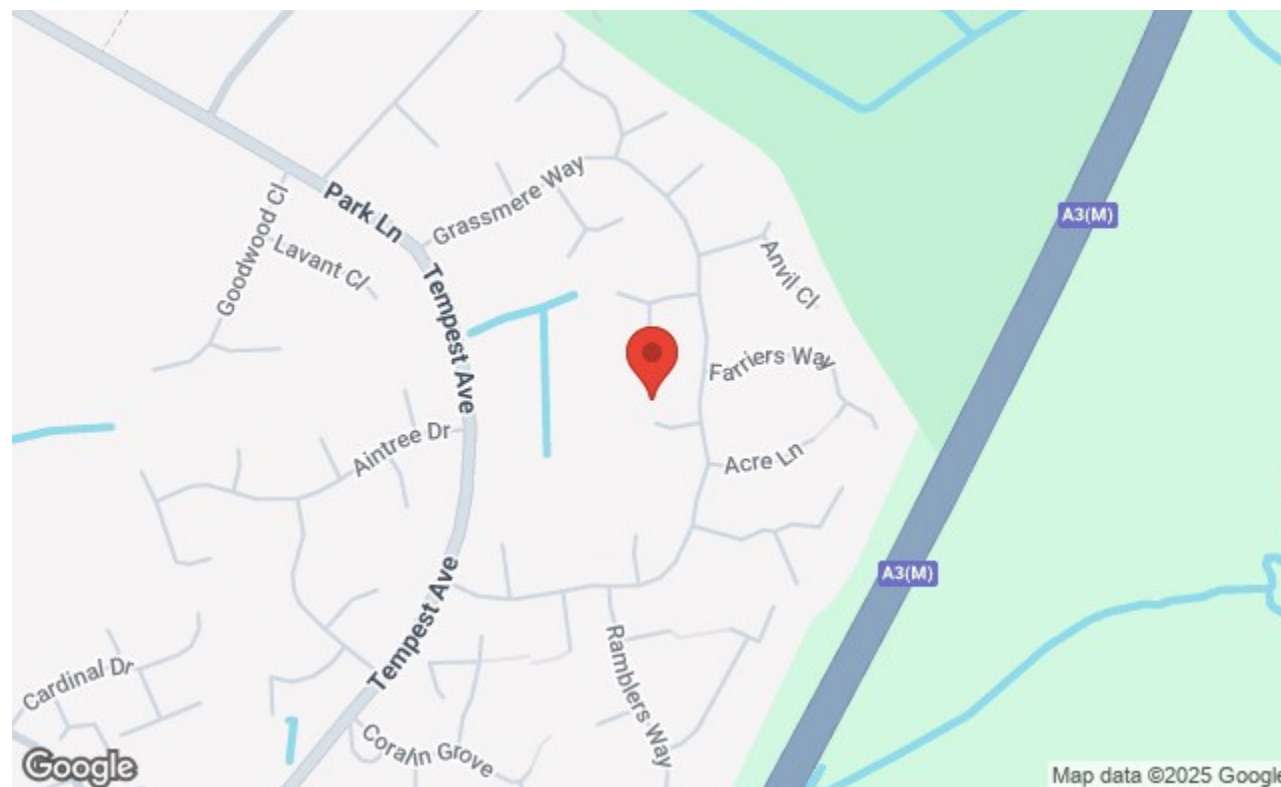


Shire Close, Waterlooville, PO7

Approximate Area = 751 sq ft / 69.8 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 886 sq ft / 82.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1314944



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



Offers In Excess Of £325,000

Shire Close, Waterlooville PO7 8RQ

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI DETACHED
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ DOWNSTAIRS W/C
- ❖ KITCHEN
- ❖ SHOWER ROOM
- ❖ RECEPTION ROOM
- ❖ ENCLOSED REAR GARDEN
- ❖ VIEWING ADVISED

Nestled in the sought-after Tempest area of Waterlooville, this charming semi-detached house on Shire Close offers a delightful opportunity for families and first-time buyers alike. With three bedrooms, this property is perfect for those seeking a comfortable and spacious home.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxing or entertaining guests. The layout of the house is practical and functional, making it easy to adapt to your lifestyle needs. The property boasts a well-maintained bathroom, ensuring convenience for all residents.

One of the standout features of this home is its readiness for immediate occupation, allowing you to settle in without the hassle of extensive renovations. The location is particularly advantageous, as it is conveniently situated close to local amenities, including shops, schools, and parks, making daily life both easy and enjoyable.

We highly recommend scheduling a viewing to fully appreciate the charm and potential of this lovely property. With its desirable location and ample living space, this semi-detached house is sure to attract considerable interest. Don't miss out on the chance to make this house your new home.

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



PROPERTY INFORMATION

RECEPTION ROOM
14'9" x 14'3" (4.50 x 4.35)

KITCHEN
9'9" x 9'9" (2.98 x 2.98)

BEDROOM ONE
12'4" x 8'2" (3.76 x 2.51)

BEDROOM TWO
10'11" x 8'3" (3.35 x 2.53)

BEDROOM THREE
8'2" x 5'11" (2.49 x 1.82)

SHOWER ROOM
6'9" x 6'0" (2.07 x 1.84)

COUNCIL TAX BAND C

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 you 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	70	77
England & Wales		



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