



Offers In Excess Of £385,000

Bazeley Road, Waterlooville PO7 3BS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MODERN TOWNHOUSE
- ❖ THREE/FOUR BEDROOMS
- ❖ VERSATILE LAYOUT
- ❖ TWO RECEPTIONS
- ❖ OPEN PLAN KITCHEN
- ❖ NO FORWARD CHAIN
- ❖ ENSUITE TO MASTER
- ❖ TWO CAR DRIVEWAY
- ❖ NHBC WARRANTY
- ❖ A MUST VIEW

FOUR BEDROOM TOWN HOUSE

The flexible three-storey townhouse is ideal for families in need of extra space. Set back from the main road.

The heart of this home is your open-plan kitchen with dining and family areas. French doors open out onto a low maintenance garden which has an artificial lawn and a patio area, with outside lights and power.

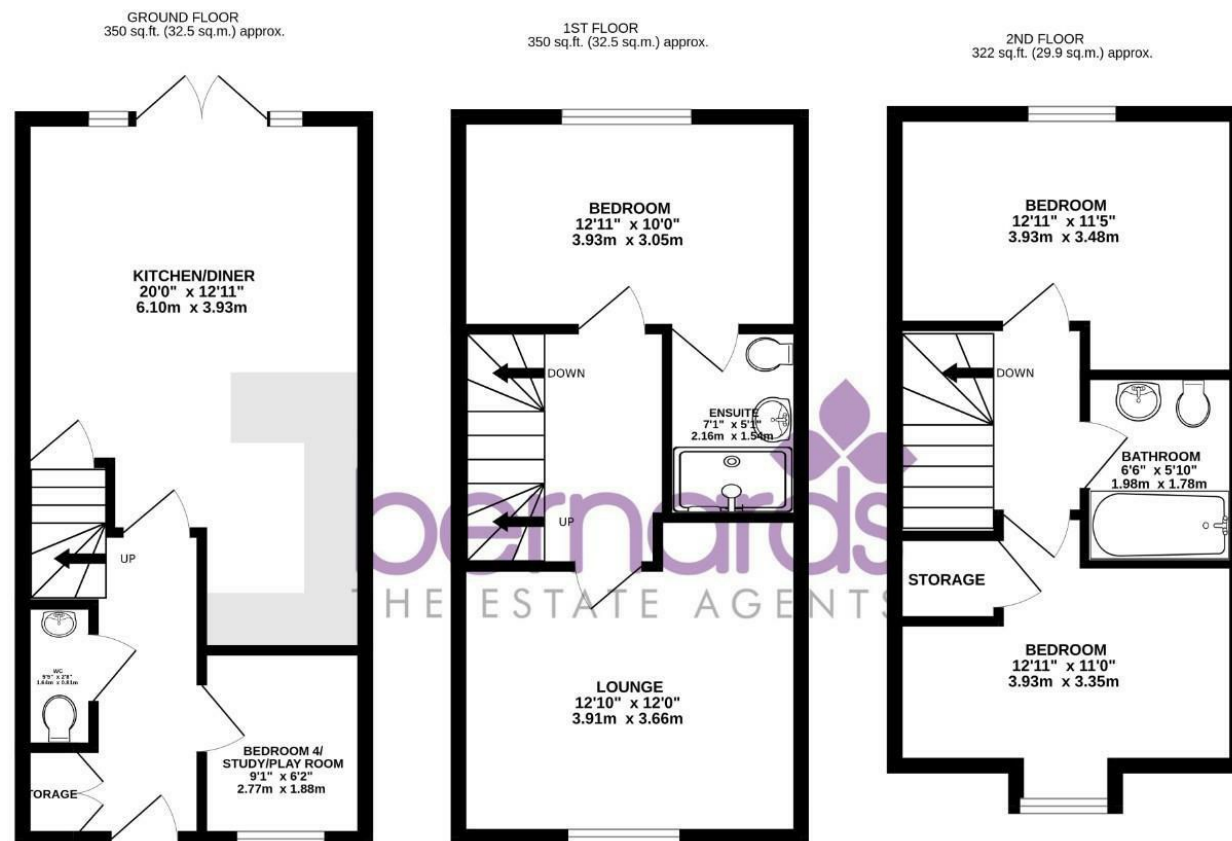
Complementing the ground floor is a handy cloakroom. The ground floor also features a study/play room or 4th bedroom

On the first floor, a spacious main bedroom with en suite and a private lounge that could be used as an additional bedroom.

Up a flight of stairs to the second floor you'll find a second double bedroom, an airy single bedroom, and family bathroom.

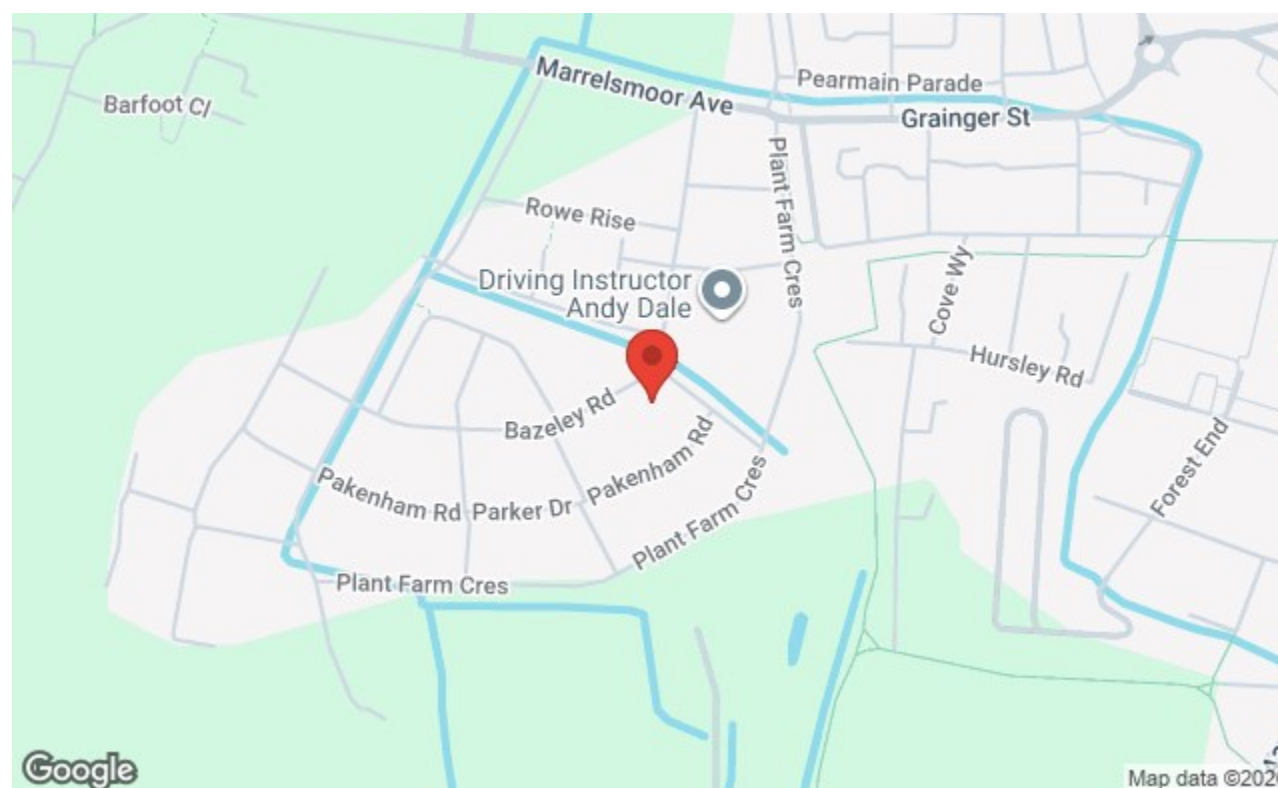
Outside you'll find parking for two cars with the addition of visitor parking.

With the added benefits of gas central heating, double glazed windows and modern interior, viewings are highly recommended.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

**BEDROOM
FOUR/STUDY/PLAYROOM**
6'2" x 9'1" (1.88m x 2.77m)

KITCHEN/DINER
12'11" x 20' (3.94m x 6.10m)

W.C
5'5" x 2'8" (1.65m x 0.81m)

LOUNGE
12'10" x 12' (3.91m x 3.66m)

BEDROOM ONE
12'11" x 10' (3.94m x 3.05m)

ENSUITE
7'11" x 5'1" (2.41m x 1.55m)

BEDROOM TWO
12'11" x 11'5" (3.94m x 3.48m)

BEDROOM THREE
12' x 11 into recess (3.66m x 3.35m into recess)

BATHROOM
5'10" x 6'6" (1.78m x 1.98m)

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

COUNCIL TAX BAND D

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.

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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		95
(81-91) B	85	
(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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