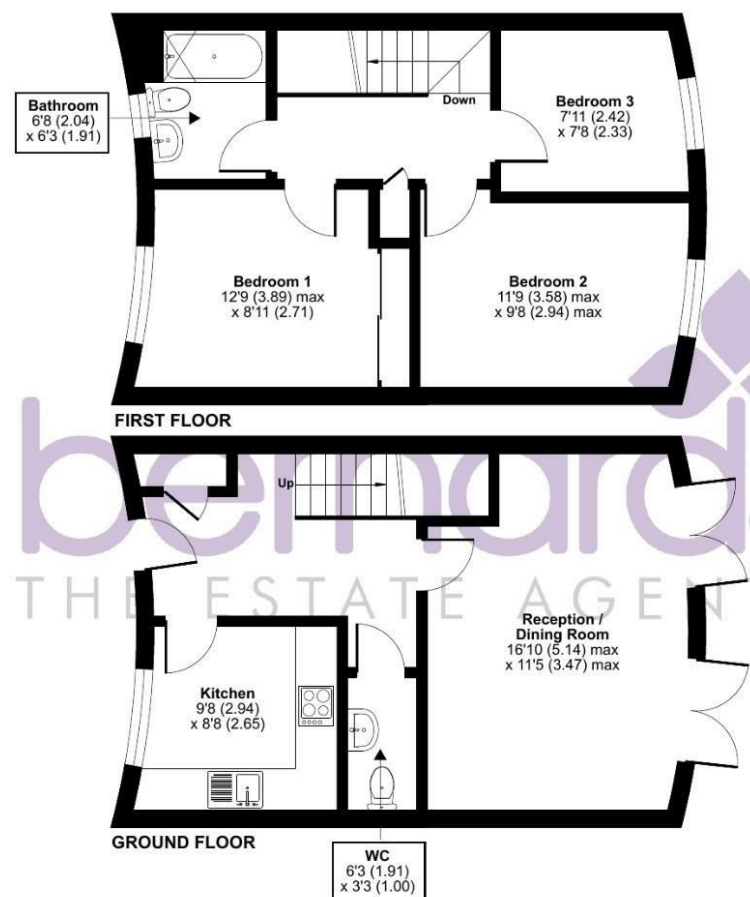


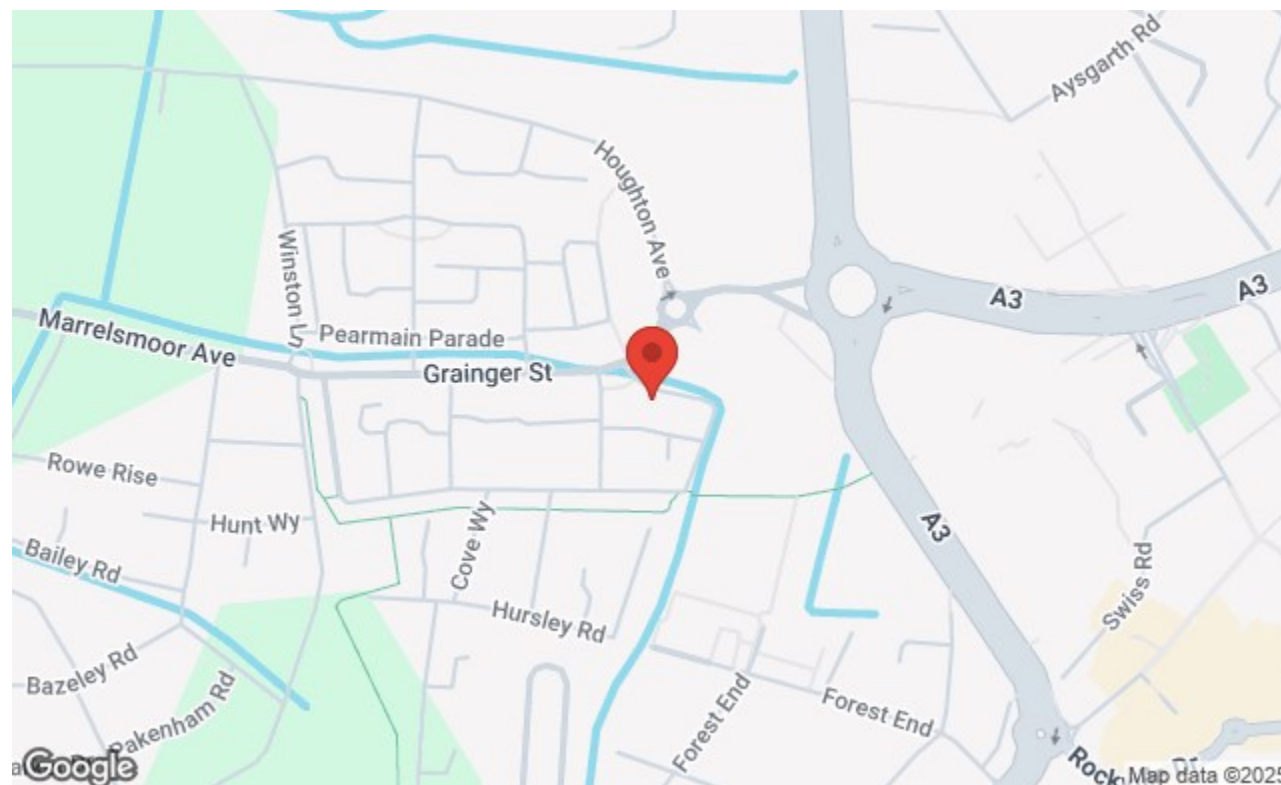


Ellisons Crescent, Waterlooville, PO7

Approximate Area = 854 sq ft / 79.3 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1311022



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



Guide Price £325,000

Ellisons Crescent, Waterlooville PO7 3AP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACE
- ❖ THREE BEDROOMS
- ❖ KITCHEN
- ❖ RECEPTION/DINING ROOM
- ❖ WC
- ❖ BATHROOM
- ❖ OFF ROAD PARKING
- ❖ CLOSE TO AMENITIES
- ❖ BEREWOOD LOCATION
- ❖ A MUST VIEW

Nestled in the charming area of Ellisons Crescent, Waterlooville, this delightful mid-terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this residence is the generous garden, which offers a wonderful outdoor retreat for gardening enthusiasts or for children to play. Additionally, the

property includes a convenient downstairs WC, enhancing the practicality of daily living.

Parking is made easy with off-road space available for two vehicles, ensuring that you will never have to worry about finding a spot after a long day.

This home is not only well-located but also offers a comfortable and functional living environment. With its appealing features and spacious layout, it is truly a must-view for anyone seeking a new place to call home in Waterlooville. Don't miss the chance to explore this lovely property and envision your future here.

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



PROPERTY INFORMATION

COUNCIL TAX BAND

The local authority is Winchester City council 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!

KITCHEN

9'7" x 8'8" (2.94 x 2.65)

RECEPTION/DINING ROOM

16'10" x 11'4" (5.14 x 3.47)

BEDROOM ONE

12'9" x 8'10" (3.89 x 2.71)

BEDROOM TWO

11'8" x 9'7" (3.58 x 2.94)

BEDROOM THREE

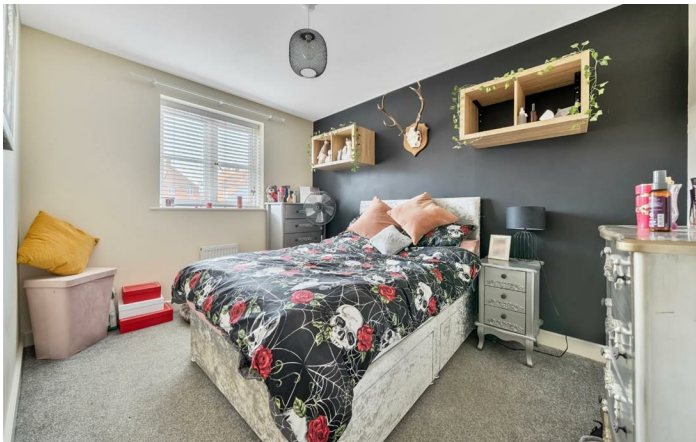
7'11" x 7'7" (2.42 x 2.33)

BATHROOM

6'8" x 6'3" (2.04 x 1.91)

WC

6'3" x 3'3" (1.91 x 1.00)



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		
England & Wales		

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