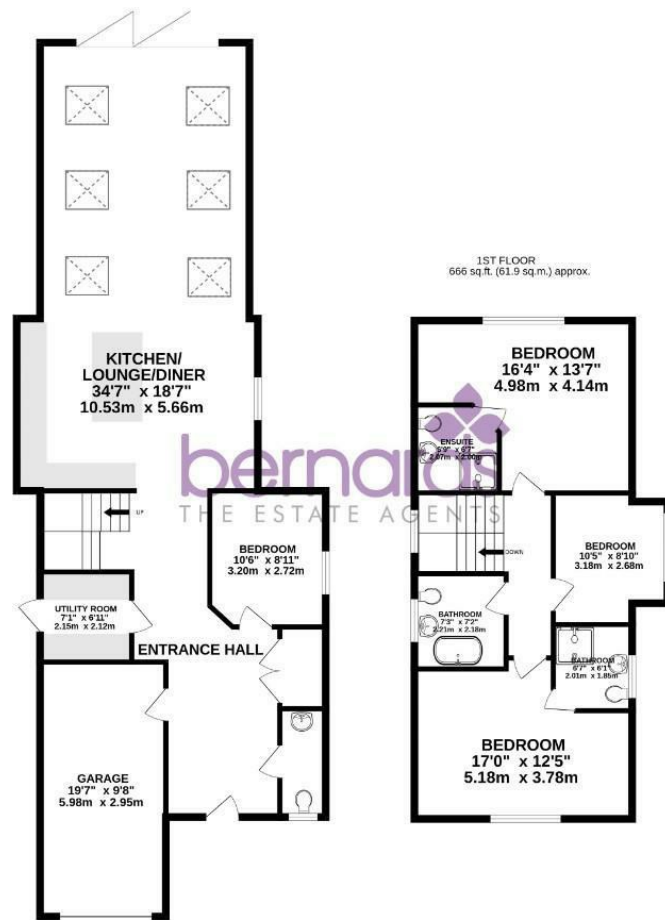


GROUND FLOOR
1217 sq.ft. (113.1 sq.m.) approx.

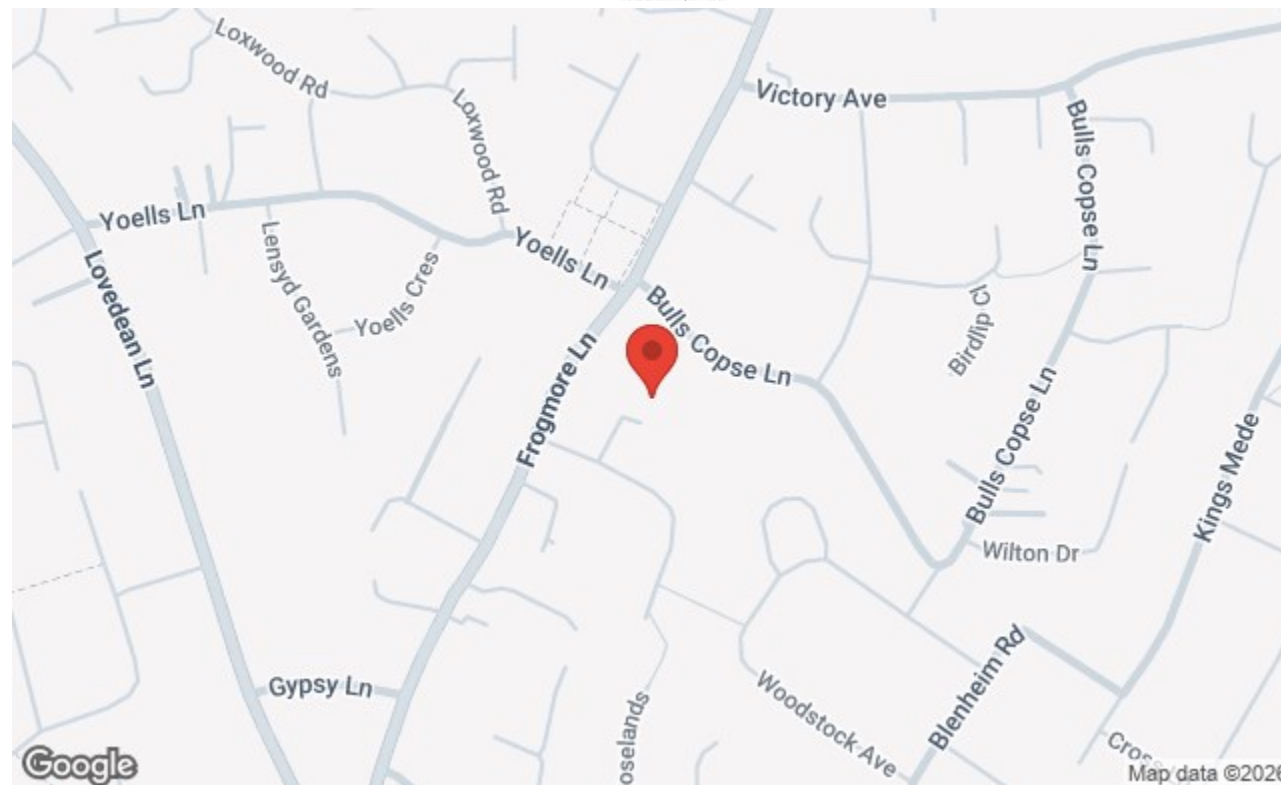


1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.

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THE ESTATE AGENTS

TOTAL FLOOR AREA : 1883 sq.ft. (174.9 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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Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX
t: 02392 232 888



FOR
SALE

Offers In Excess Of £575,000

Rose Hill, Waterloooville PO8 9QU

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HIGHLIGHTS

- ❖ NO CHAIN
- ❖ EXTENSIVELY REFUBISHED
- ❖ THREE/FOUR BEDROOMS
- ❖ 34FT LIVING SPACE
- ❖ HUGE REAR GARDEN
- ❖ TWO ENSUITES
- ❖ LUXURY FAMILY BATHROOM
- ❖ GARAGE
- ❖ DRIVEWAY
- ❖ A MUST VIEW

We are delighted to welcome to the market this extremely modern and luxurious, four bedroom, detached property in the heart of the highly sought after location of Lovedean.

Externally, this property has off road parking along with access to the garage and EV charging point.

The ground floor consists of a kitchen/lounge/diner measuring over 34ft and it is the perfect space to entertain. The space has modern flooring, floor to ceiling radiators, large bi-fold doors overlooking the garden, all of which together makes a wonderful space and the theme is continued throughout the property. The kitchen area is fitted with modern base and wall units,

under unit lights, integrated appliances and is the perfect space to prepare meals overlooking the garden.

The spacious rear garden has brand new composite decking to the rear, moving down to a large area of artificial lawn, enclosed by panel fences

The ground floor is completed by a w.c, utility room and bedroom four.

Moving to the first floor, you have three bedrooms, the front and rear bedrooms having their own en-suites. The home is completed by the luxury family bathroom

This incredible property has all the characteristics of a modern family home, we strongly recommend an internal viewing

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



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
18'7" x 34'7" (5.66m x 10.54m)

UTILITY ROOM
7'1" x 6'11" (2.16m x 2.11m)

W.C
8'4" x 6'4" (2.54m x 1.93m)

STUDY/BEDROOM FOUR
8'11" x 10'6" (2.72m x 3.20m)

BEDROOM ONE
17' x 12'5" (5.18m x 3.78m)

ENSUITE
6'7" x 7'1" (2.01m x 2.16m)

BEDROOM TWO
16'4" x 13'7" (4.98m x 4.14m)

ENSUITE
6'10" x 6'7" (2.08m x 2.01m)

BEDROOM THREE
10'5" x 8'10" (3.18m x 2.69m)

BATHROOM
7'3" x 7'2" (2.21m x 2.18m)

COUNCIL TAX BAND E

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.

RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

TENANT FEES ACT 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



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		
England & Wales	75	83
EU Directive 2002/91/EC		



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