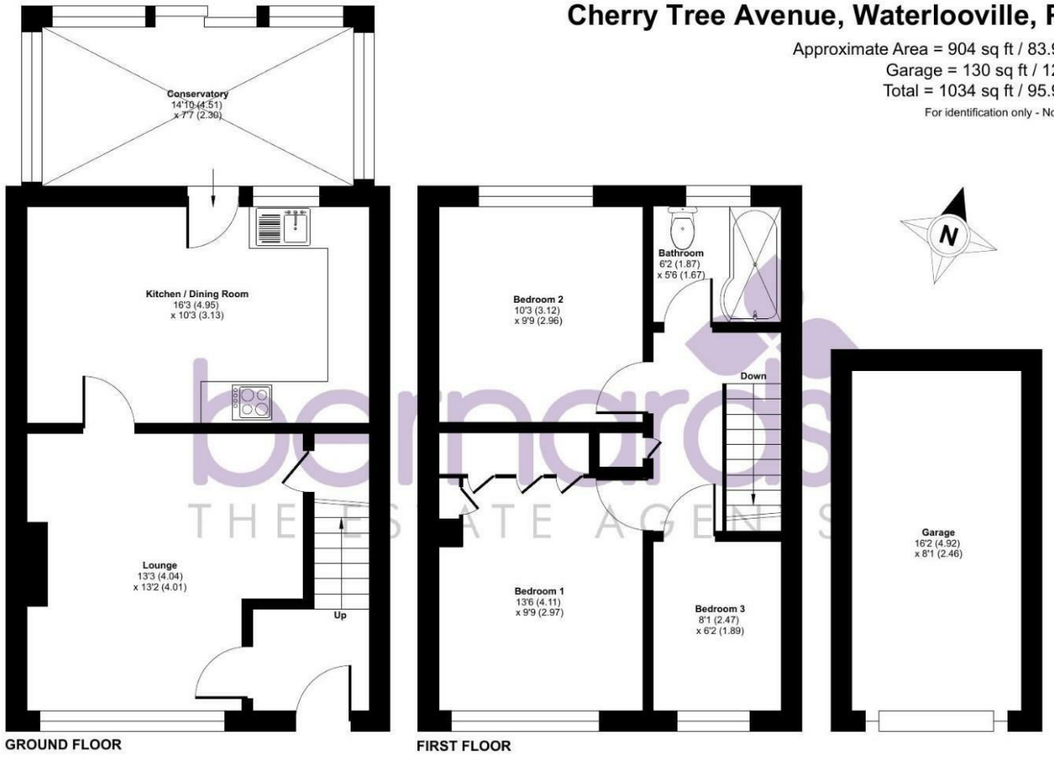
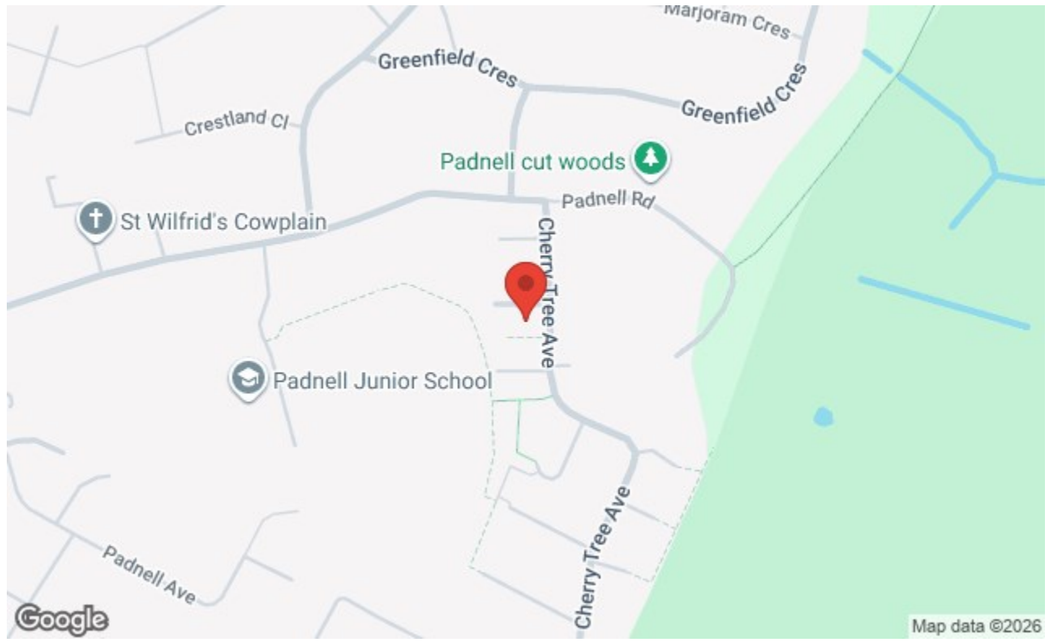
Cherry Tree Avenue, Waterlooville, PO8

Approximate Area = 904 sq ft / 83.9 sq m
Garage = 130 sq ft / 12 sq m
Total = 1034 sq ft / 95.9 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1511828



FOR SALE

Offers In Excess Of £300,000

Cherry Tree Avenue, Waterlooville PO8 8AX

bernards THE ESTATE AGENTS



3 | 1 | 1

HIGHLIGHTS

- Three Bedrooms
- Terraced House
- Conservatory Extension
- Garage To Rear
- Front & Rear Garden
- Open-Plan Kitchen/Diner
- Close To Schools & Shops
- Direct Bus Links To City Centres
- Sought After Location
- A Must View

Bernards present to the market a desirably located three bedroom terraced house The property benefits from convenient access to local schools, shops, and direct bus links to city centres, ensuring that all your daily needs are within easy reach.

As you enter, you are greeted by a welcoming hallway that leads into a spacious living room, filled with an abundance of natural light, perfect for relaxing or entertaining. The open-plan kitchen and dining room create an inviting atmosphere, ideal for gatherings with family and friends. The kitchen is equipped with fitted cupboards and ample space for white goods, making meal preparation a breeze. Additionally, a rear conservatory extension provides a versatile reception room that can be used for various purposes, from a playroom to a quiet study.

On the first floor, you will find two generous double bedrooms, with the master bedroom featuring fitted wardrobes for added convenience. A further third bedroom offers flexibility for guests or a home office. The family bathroom is well-appointed, featuring a fitted bath with an overhead shower, a basin, and a WC and underfloor heating.

Externally, the property boasts both front and rear gardens that are easy to maintain, providing a pleasant outdoor space to enjoy. A garage located at the rear of the property offers additional storage or off-road parking, adding to the practicality of this lovely home.

This property presents a wonderful opportunity for those looking to settle in a friendly community with excellent amenities nearby. Don't miss your chance to make this house your home.

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

Call today to arrange a viewing
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www.bernardsestates.co.uk

PROPERTY INFORMATION

LOUNGE
13'3" x 13'1" (4.04m x 4.01m)

KITCHEN/DINER
16'2" x 10'3" (4.95m x 3.13m)

CONSERVATORY
14'9" x 7'6" (4.51m x 2.30m)

BEDROOM ONE
13'5" x 9'8" (4.11m x 2.97m)

BEDROOM TWO
10'2" x 9'8" (3.12m x 2.96m)

BEDROOM THREE
8'1" x 6'2" (2.47m x 1.89m)

BATHROOM
6'1" x 5'5" (1.87 x 1.67m)

GARAGE
16'1" x 8'0" (4.92m x 2.46m)

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 BAND
BAND C

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!

OFFER VERIFICATION 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.

PROPERTY REMOVALS
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 QUOTES
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.

TENURE OF PROPERTY
Freehold









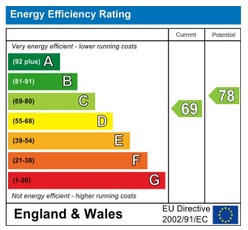












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