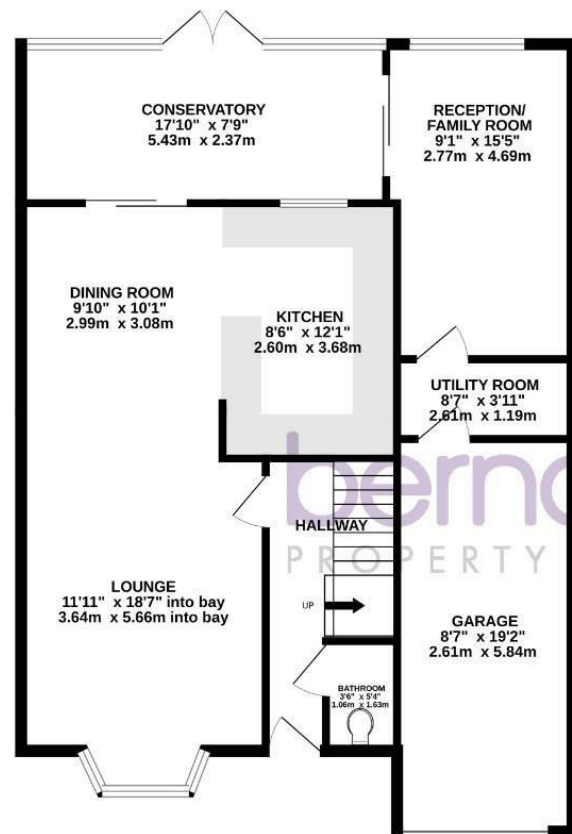
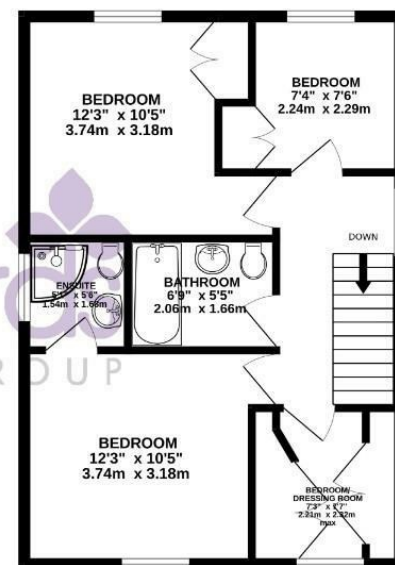


GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.

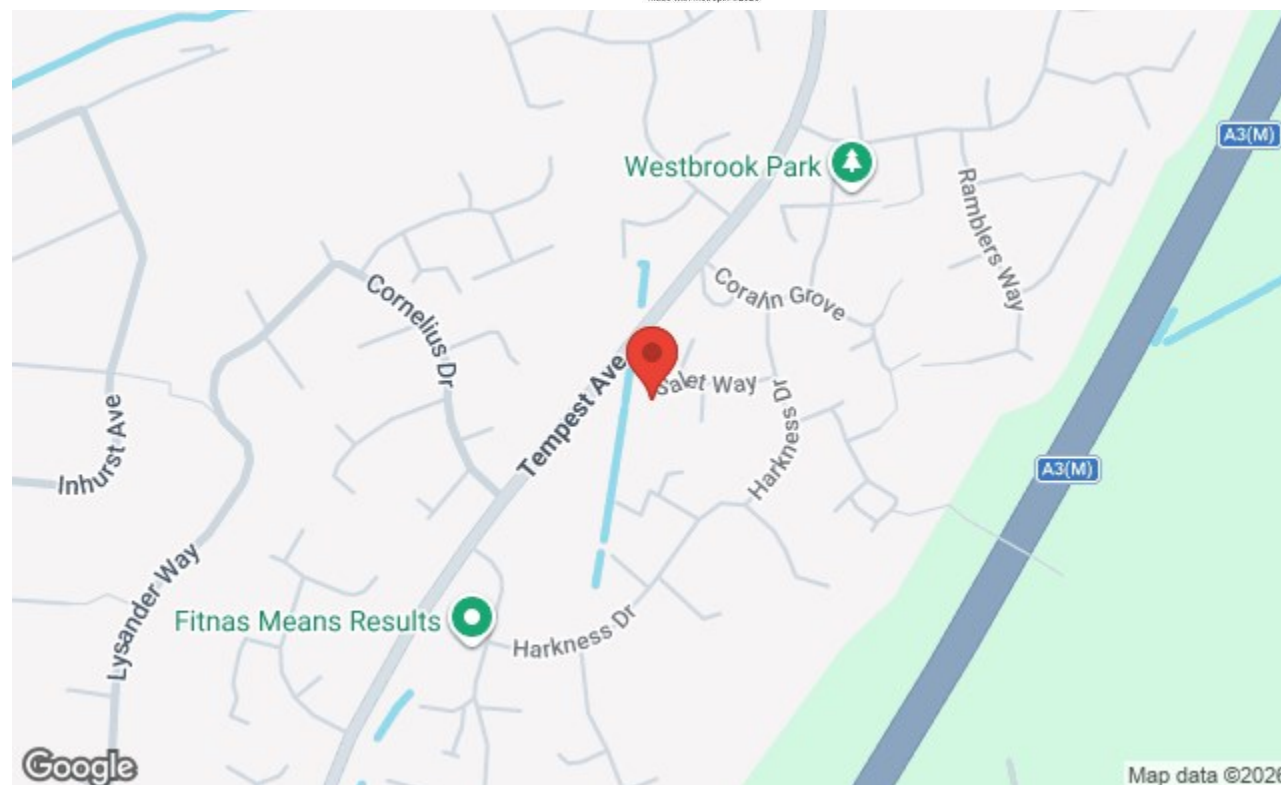


1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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, Waterlooville, Hants, PO7 7EX
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HIGHLIGHTS

- ❖ Detached House
- ❖ Four Bedrooms
- ❖ Two Bathrooms
- ❖ Driveway & Garage
- ❖ Modern Fitted Kitchen
- ❖ Utility Room
- ❖ Downstairs Cloakroom
- ❖ Local To Shops & Schools
- ❖ Corner Plot
- ❖ Owned Outright Solar Panels

Nestled within a corner plot of a quiet cul-de-sac, this splendid four-bedroom detached house offers a perfect blend of comfort and convenience. With easy access to local shops and schools, it is ideally situated for families seeking a welcoming community.

Upon entering, there is a hallway that leads into the generously sized lounge and dining area. The modern fitted kitchen boasts an open-plan design and features integrated appliances and a breakfast bar. There is a rear extension of a conservatory and additional family room which can be used as a gym, playroom, or even an extra bedroom. The ground floor also features a practical utility room and a convenient cloakroom.

The first floor presents four bedrooms, all of which offer a pleasant outlook surrounding the property. There is a family bathroom and an ensuite to the master bedroom.

Externally there is a generously sized garden that is perfect for outdoor activities and family gatherings. The integrated garage adds to the convenience, and there is ample parking available for up to four vehicles. The property also benefits from solar panels which are owned outright providing great assistance to reduced utility bills.

This delightful home is a rare find, combining spacious living areas, a prime location, and a peaceful setting. It is an excellent opportunity for those looking to settle in a family-friendly neighbourhood. Do not miss the chance to make this charming property your own.

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PROPERTY INFORMATION

- ENTRANCE HALL**
- LOUNGE**
11'11" x 18'6" (3.64m x 5.66m)
- DINING ROOM**
9'9" x 10'1" (2.99m x 3.08m)
- KITCHEN**
8'6" x 12'0" (2.60m x 3.68m)
- CONSERVATORY**
17'9" x 7'9" (5.43m x 2.37m)
- RECEPTION/FAMILY ROOM**
9'1" x 15'4" (2.77m x 4.69m)

- UTILITY ROOM**
9'2" x 3'10" (2.81m x 1.19)
- DOWNSTAIRS WC**
3'5" x 5'4" (1.06m x 1.63m)
- BEDROOM ONE**
12'3" x 10'5" (3.74m x 3.18m)
- BEDROOM TWO**
12'3" x 10'5" (3.74m x 3.18m)
- BEDROOM THREE**
7'4" x 7'6" (2.24m x 2.29m)
- BEDROOM FOUR/DRESSING ROOM**
7'3" x 7'7" (2.21m x 2.32m)

- ENSUITE**
5'0" x 5'6" (1.54m x 1.68m)
- BATHROOM**
6'9" x 5'5" (2.06m x 1.66m)
- GARAGE**
8'6" x 19'1" (2.61m x 5.84m)
- ANTI MONEY LAUNDERING HAVANT**
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**
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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.

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Freehold



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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