



Gloucester Road, Waterlooville, PO7

Approximate Area = 1643 sq ft / 152.6 sq m
For identification only - Not to scale

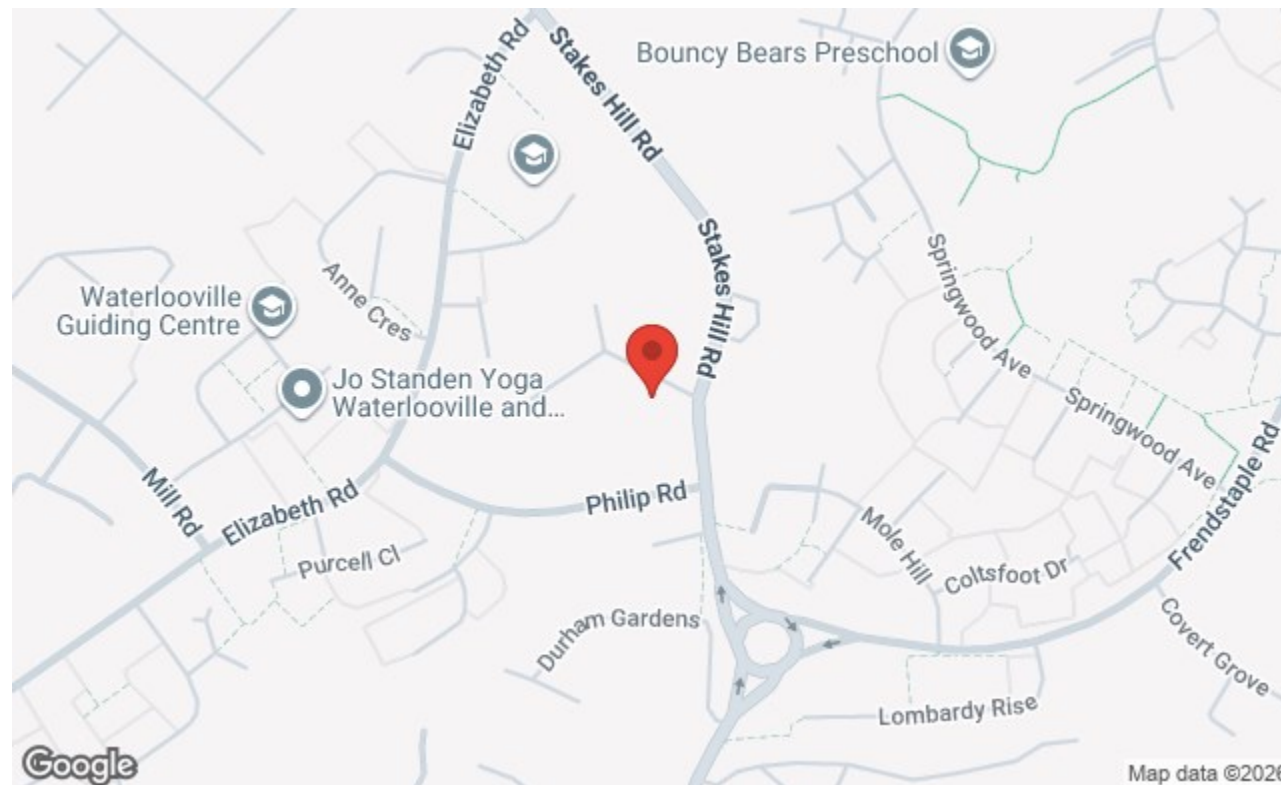


Guide Price £460,000

Gloucester Road, Waterlooville PO7 7BJ



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1453454



HIGHLIGHTS

- ❖ SOUTH FACING GARDEN
- ❖ SEMI DETACHED
- ❖ FOUR BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ PARKING FOR 4+ VEHICLES
- ❖ CATCHMENT AREA TO LOCAL SCHOOLS
- ❖ KITCHEN/DINER
- ❖ SEPERATE UTILITY ROOM
- ❖ HOME OFFICE
- GREAT SIZE FAMILY HOME

Welcome to Gloucester Road, a splendid semi-detached house located in the heart of Waterlooville. This extended four-bedroom home offers a perfect blend of space and comfort, making it an ideal choice for families or those seeking a bit more room to breathe.

As you approach the property, you will notice a wide driveway that can accommodate up to three vehicles, along with a convenient electric car charging port. The side access adds to the practicality of this home, ensuring ease of movement around the property.

Upon entering through the porch, you are greeted by a spacious lounge that serves as the heart of the home. To the left, a versatile utility room provides an excellent space for play or additional storage. The lounge flows seamlessly into an office area, perfect for those who work from home or need a quiet space to study. The thoughtfully designed kitchen and breakfast room, complete with a breakfast bar, is a delightful space for family meals and entertaining. A downstairs cloakroom and utility area enhance the functionality of this level.

Venturing upstairs, you will find the master bedroom, which boasts fitted wardrobes and a luxurious four-piece en-suite bathroom. All four bedrooms are generously sized doubles, ensuring ample space for family or guests. Completing the upper floor is a well-appointed family shower room.

The south-facing rear garden is a true highlight, featuring a combination of grass and decking, ideal for outdoor gatherings or simply enjoying the sunshine. Additionally, the enclosed private hot tub area offers a perfect retreat for relaxation, while extra storage space is available to keep your outdoor essentials tidy.

This property on Gloucester Road is not just a house; it is a home that promises comfort, convenience, and a wonderful lifestyle. Do not miss the opportunity to make it yours.

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



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



PROPERTY INFORMATION

- ENTRANCE HALL**
- UTILITY ROOM**
16'10" x 7'8" (5.14 x 2.34)
- LOUNGE**
22'11" x 15'0" (7.01 x 4.58)
- OFFICE**
11'9" x 8'9" (3.59 x 2.69)
- KITCHEN/BREAKFAST ROOM**
20'5" x 11'5" (6.24 x 3.49)
- W.C + UTILITY**
6'5" x 4'0" (1.96 x 1.24)
- BEDROOM ONE**
14'3" x 11'5" (4.35 x 3.50)
- EN-SUITE**
11'5" x 5'10" (3.49 x 1.80)
- BEDROOM TWO**
11'10" x 10'11" (3.61 x 3.34)
- BEDROOM THREE**
13'6" x 7'8" (4.13 x 2.34)
- BEDROOM FOUR**
13'8" x 8'4" (4.17 x 2.55)
- SHOWER ROOM**
9'1" x 5'7" (2.78 x 1.71)

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

HAVANT COUNCIL TAX BAND
Havant Borough Council: 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

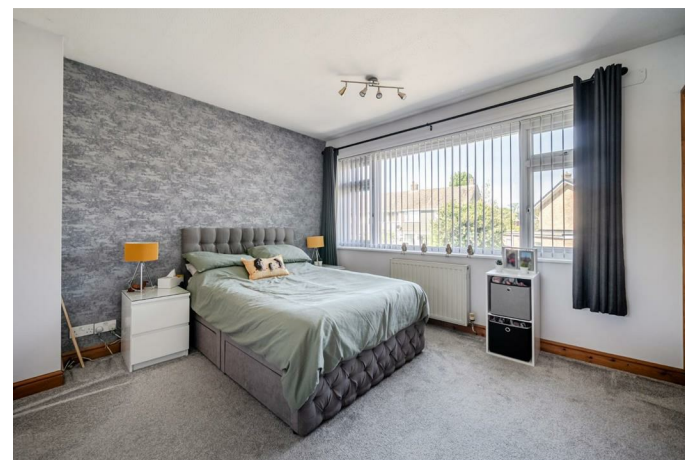
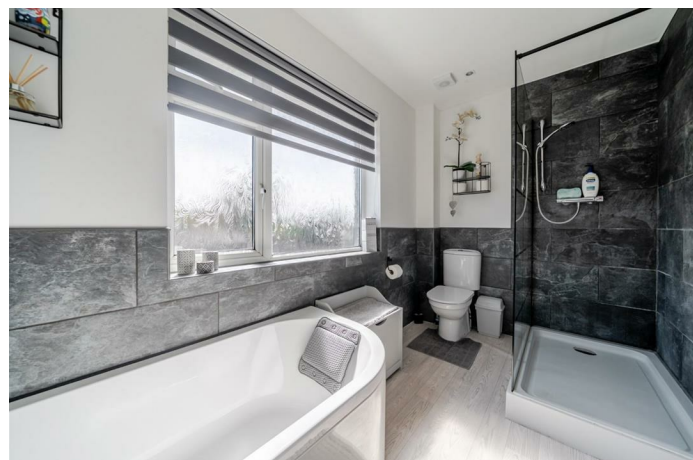
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		74	82



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