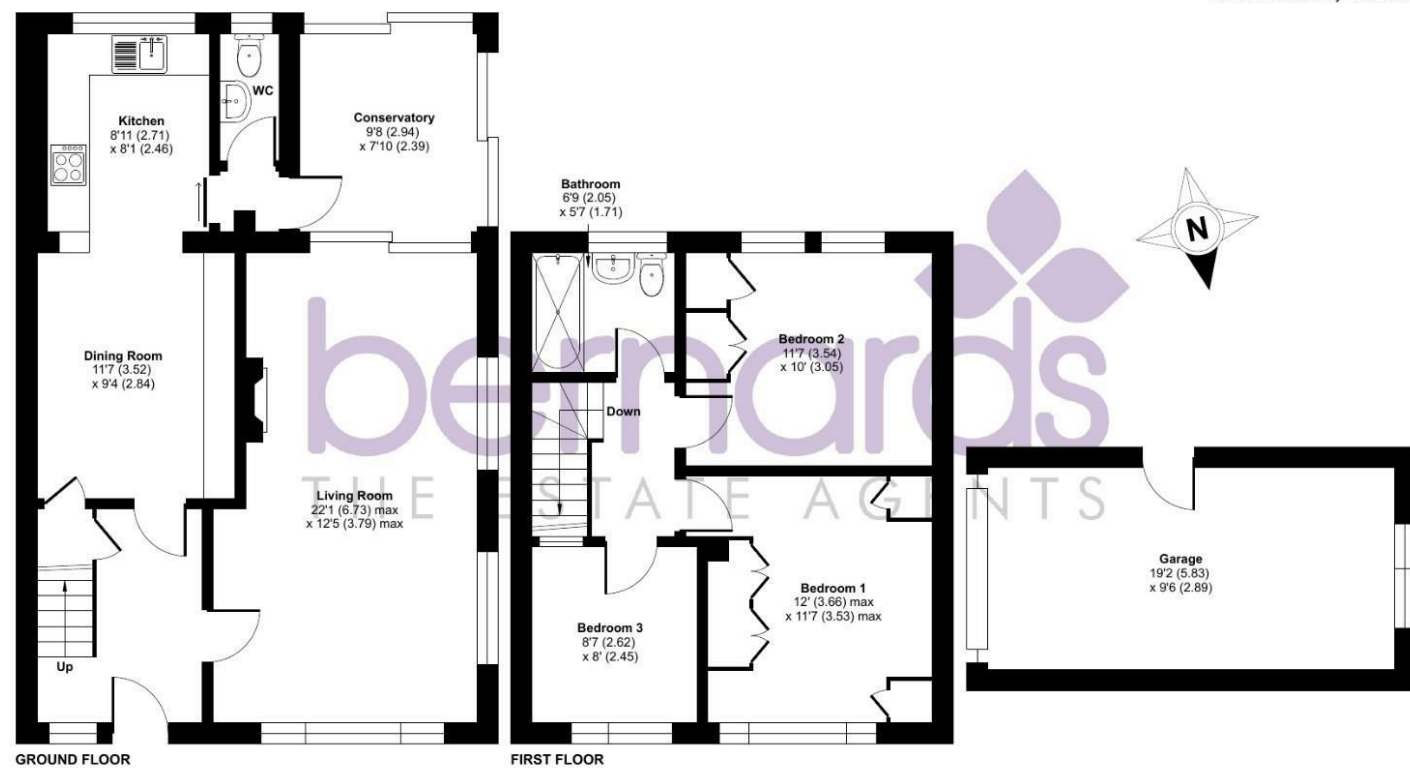


Esher Grove, Waterlooville, PO7

Approximate Area = 1086 sq ft / 100.8 sq m
 Garage = 181 sq ft / 16.8 sq m
 Total = 1267 sq ft / 117.6 sq m
 For identification only - Not to scale

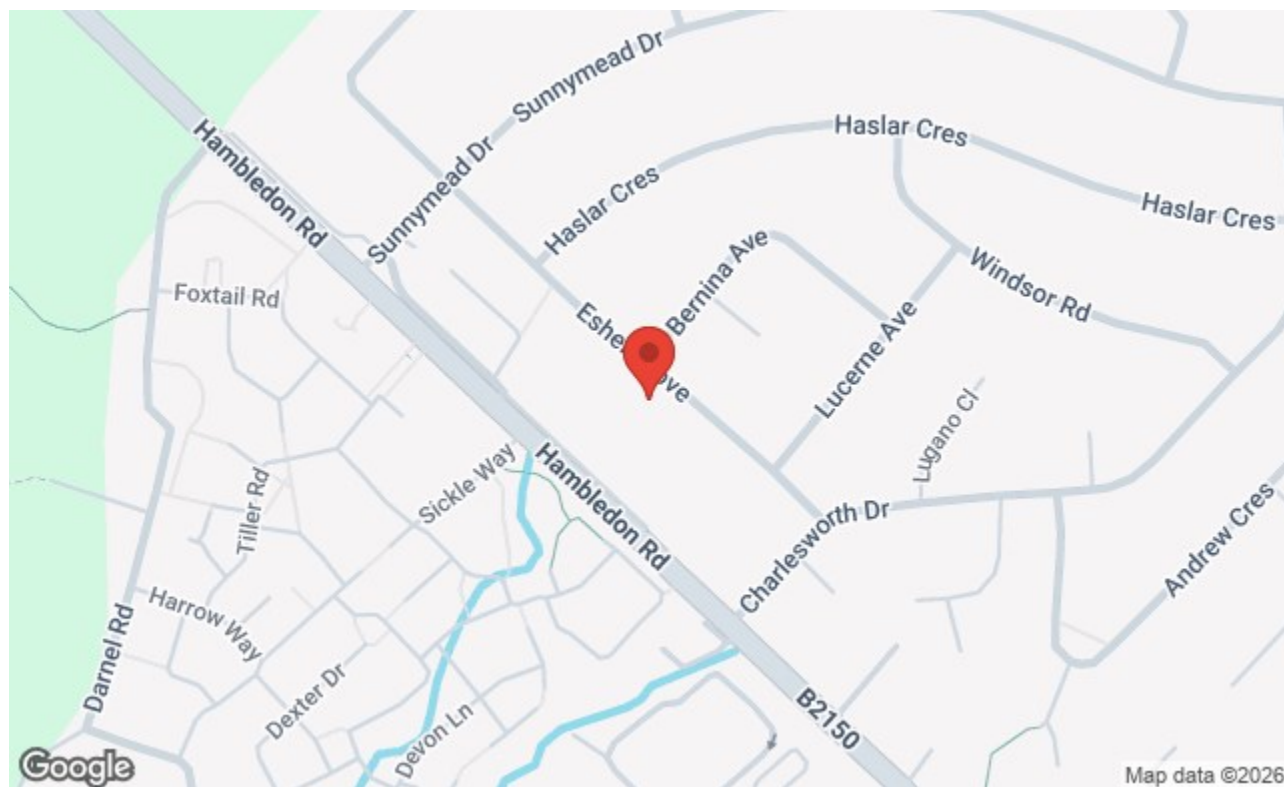


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1439355



Offers In Excess Of £325,000

Esher Grove, Waterlooville PO7 6HJ



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ LOUNGE/DINER
- ❖ CONSERVATORY
- ❖ KITCHEN
- ❖ DINING ROOM
- ❖ DOWNSTAIRS W.C.
- ❖ THREE BEDROOMS
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ ONE NOT TO BE MISSED

Nestled in the charming area of Esher Grove, Waterlooville, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,267 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious lounge/diner, which is enhanced by a lovely conservatory that invites natural light and provides a serene space to relax or entertain. The kitchen, complete with a dining room, is well-equipped and offers a practical layout for everyday living. Additionally, the property features a convenient downstairs w.c., adding to its functionality.

The exterior of the home is equally appealing, with a garage and parking available for two cars, ensuring that you will never be short of space for your vehicles. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This property is not only a wonderful place to live but also benefits from its location in Waterlooville, which offers a range of local amenities, schools, and parks. Whether you are looking to settle down or invest, this semi-detached house in Esher Grove presents an excellent opportunity. Do not miss the chance to make this charming residence your own.

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

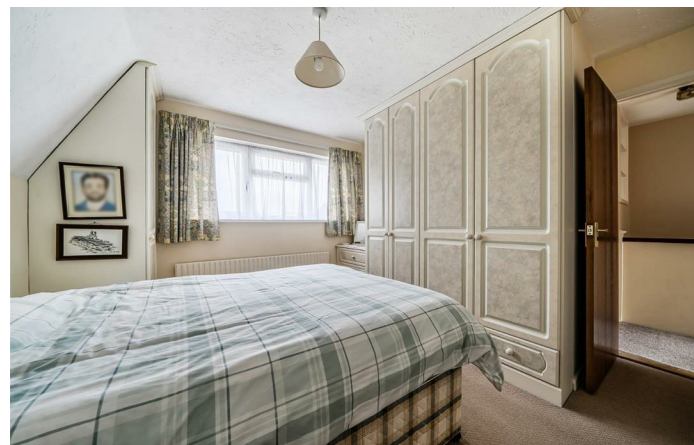
- ENTRANCE HALL**
- LOUNGE/DINER**
22'0" x 12'5" (6.73 x 3.79)
- CONSERVATORY**
9'7" x 7'10" (2.94 x 2.39)
- DINING ROOM**
11'6" x 9'3" (3.52 x 2.84)
- KITCHEN**
8'10" x 8'0" (2.71 x 2.46)
- W.C.**
- LANDING**
- BEDROOM 1**
12'0" x 11'6" (3.66 x 3.53)
- BEDROOM 2**
11'7" x 10'0" (3.54 x 3.05)
- BEDROOM 3**
8'7" x 8'0" (2.62 x 2.45)
- BATHROOM**
6'8" x 5'7" (2.05 x 1.71)
- GARAGE**
19'1" x 9'5" (5.83 x 2.89)
- GARDEN**
- COUNCIL TAX BAND**
The local authority is Havant borough council.
BAND : D YEARLY £2213
- 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 your 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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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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