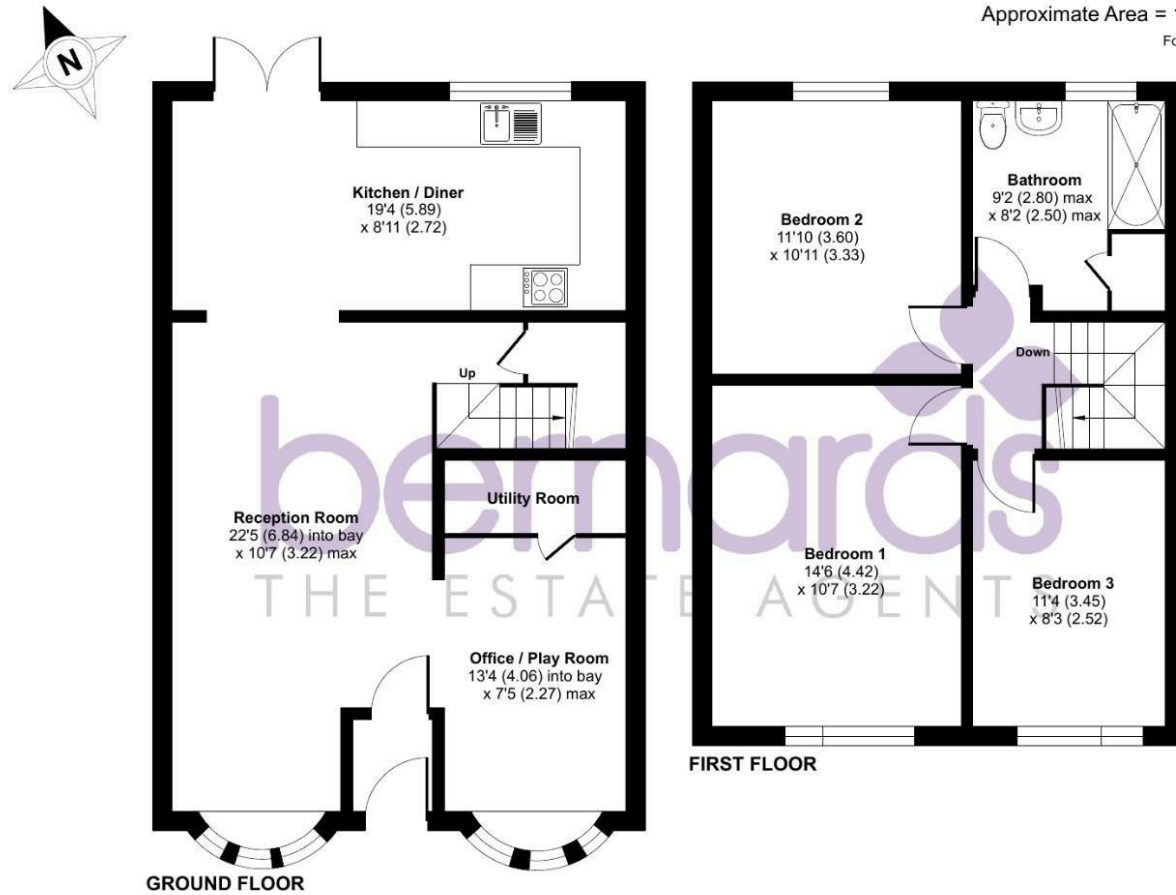
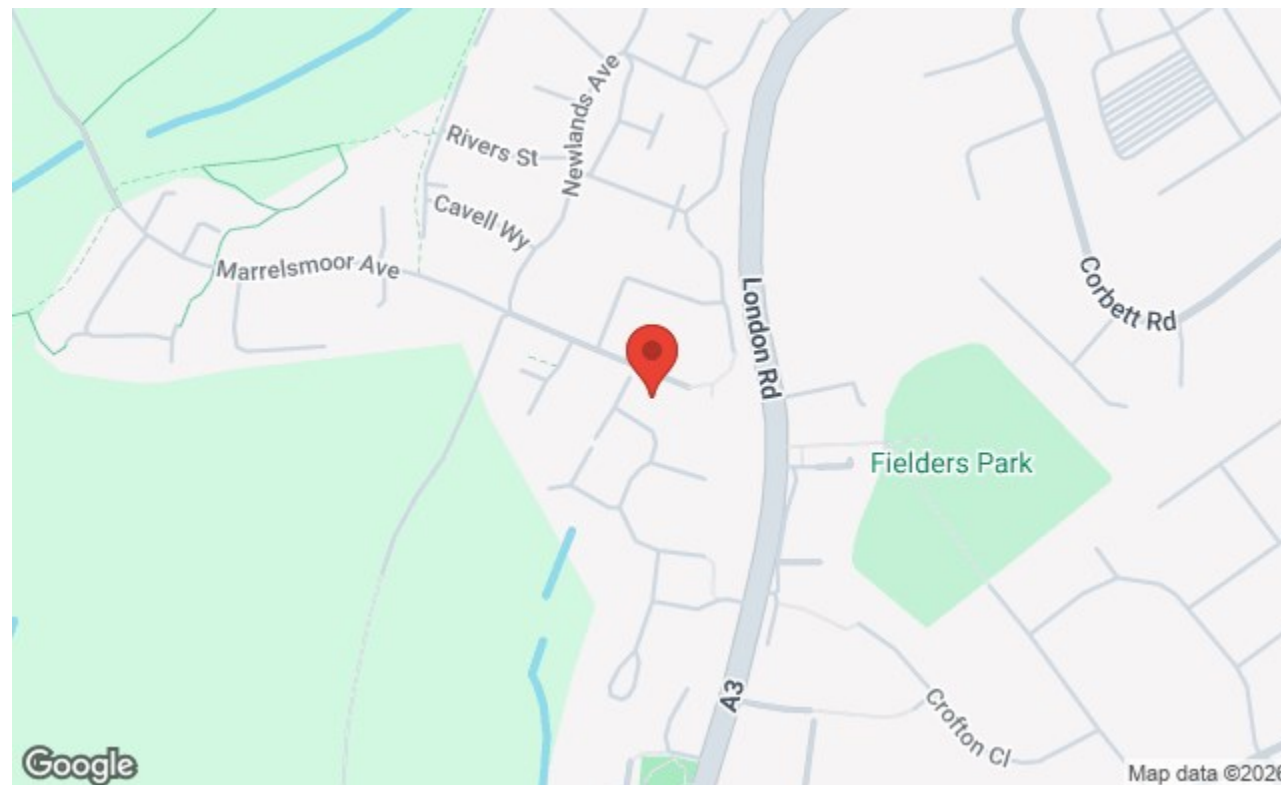


## Purbrook Gardens, Waterlooville, PO7

Approximate Area = 1111 sq ft / 103.2 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1330717



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



Offers In Excess Of £325,000

Purbrook Gardens, Waterlooville PO7 5LE



### HIGHLIGHTS

- THREE BEDROOMS
- MID TERRACE
- OFF ROAD PARKING
- KITCHEN DINER
- OFFICE/PLAY ROOM
- RECEPTION ROOM
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING - C
- VIEWING ADVISED

Welcome to this superb three-bedroom mid-terrace home located in the desirable area of Purbrook Gardens, Waterlooville. This property has been thoughtfully upgraded by the current owners to meet their exacting standards, ensuring a modern and comfortable living experience.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The well-appointed kitchen offers functionality and style, making it a delightful space for culinary pursuits.

The three bedrooms are generously sized, providing ample space for family living or guest accommodation. The bathroom is

well-designed, catering to the needs of a busy household.

One of the standout features of this property is the off-road parking, which accommodates up to four vehicles, a rare find in this area. This convenience is complemented by an enclosed, low-maintenance garden, ideal for outdoor enjoyment without the hassle of extensive upkeep.

This mid-terrace home is not only a practical choice for families but also a wonderful opportunity for those seeking a comfortable and stylish residence in a sought-after location. With its modern upgrades and excellent amenities, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

Call today to arrange a viewing

02392 232 888

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE PORCH

**RECEPTION ROOM**  
22'5" x 10'6" (6.84 x 3.22)

**KITCHEN/DINER**  
19'3" x 8'11" (5.89 x 2.72)

**OFFICE/PLAY ROOM**  
13'3" x 7'5" (4.06 x 2.27)

## LANDING

**BEDROOM ONE**  
14'6" x 10'6" (4.42 x 3.22)

**BEDROOM TWO**  
11'9" x 10'11" (3.60 x 3.33)

**BEDROOM THREE**  
11'3" x 8'3" (3.45 x 2.52)

**BATHROOM**  
9'2" x 8'2" (2.80 x 2.50)

## DRIVEWAY

## COUNCIL TAX BAND - C

## 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.

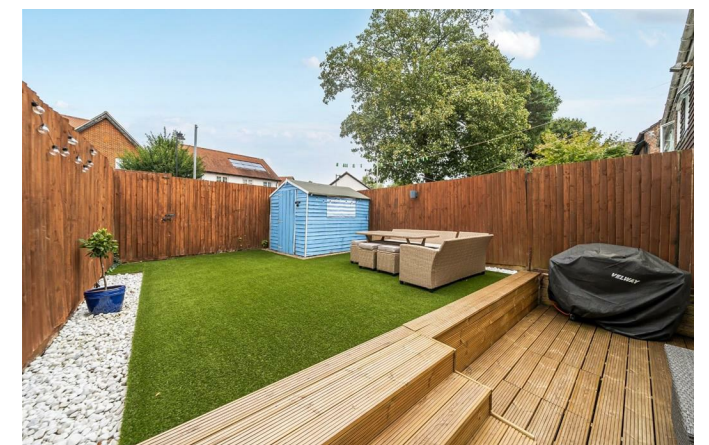
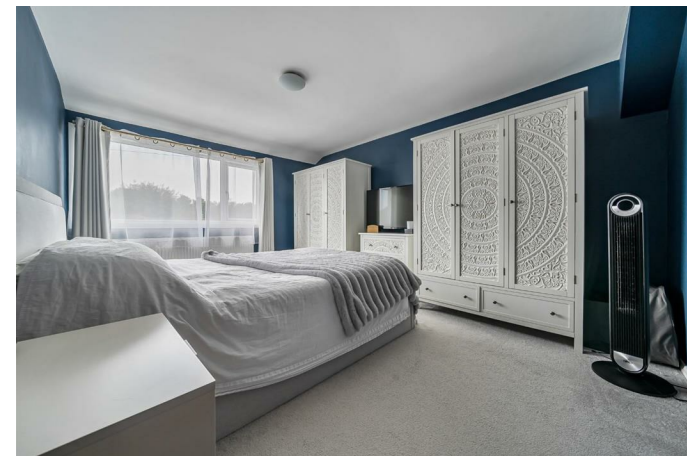
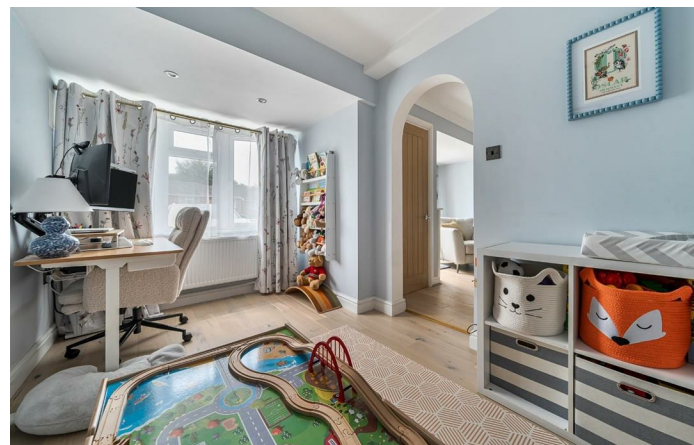
## REMOVALS

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			
(92-100) 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		72	81
England & Wales			



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