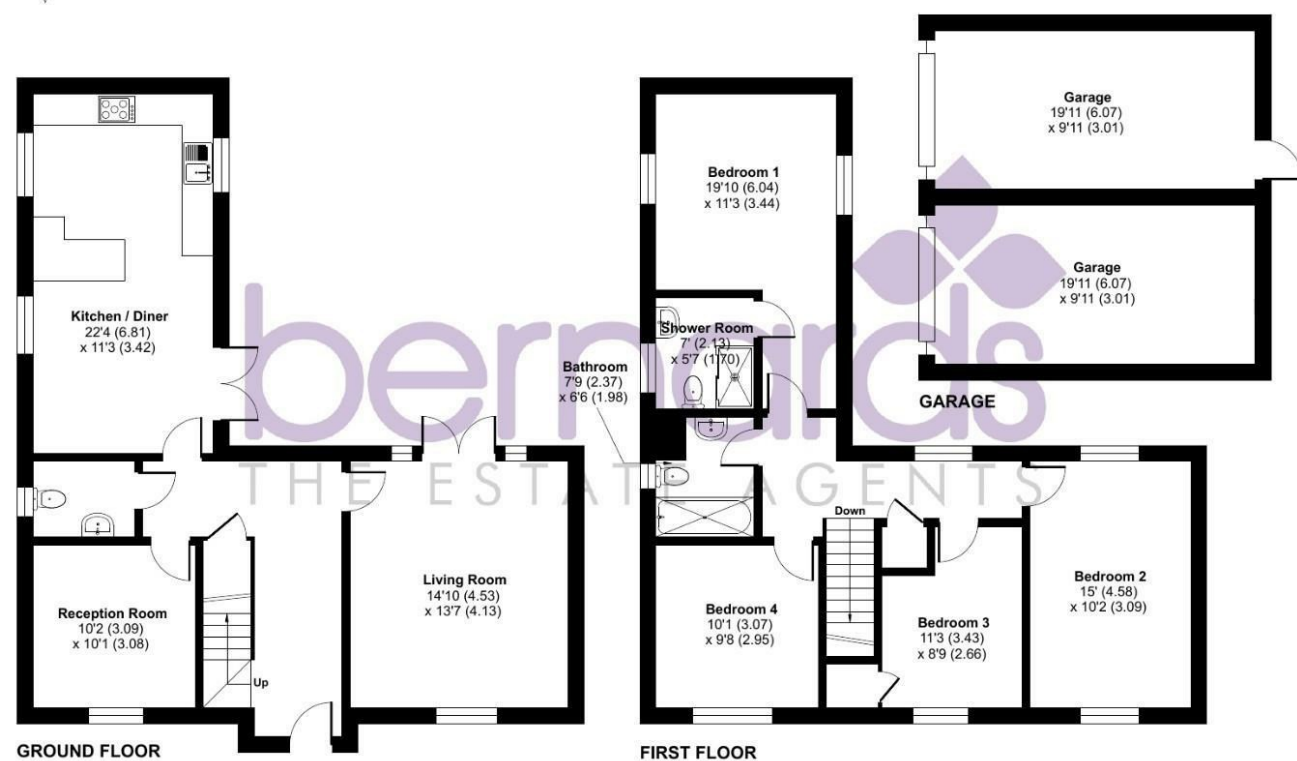


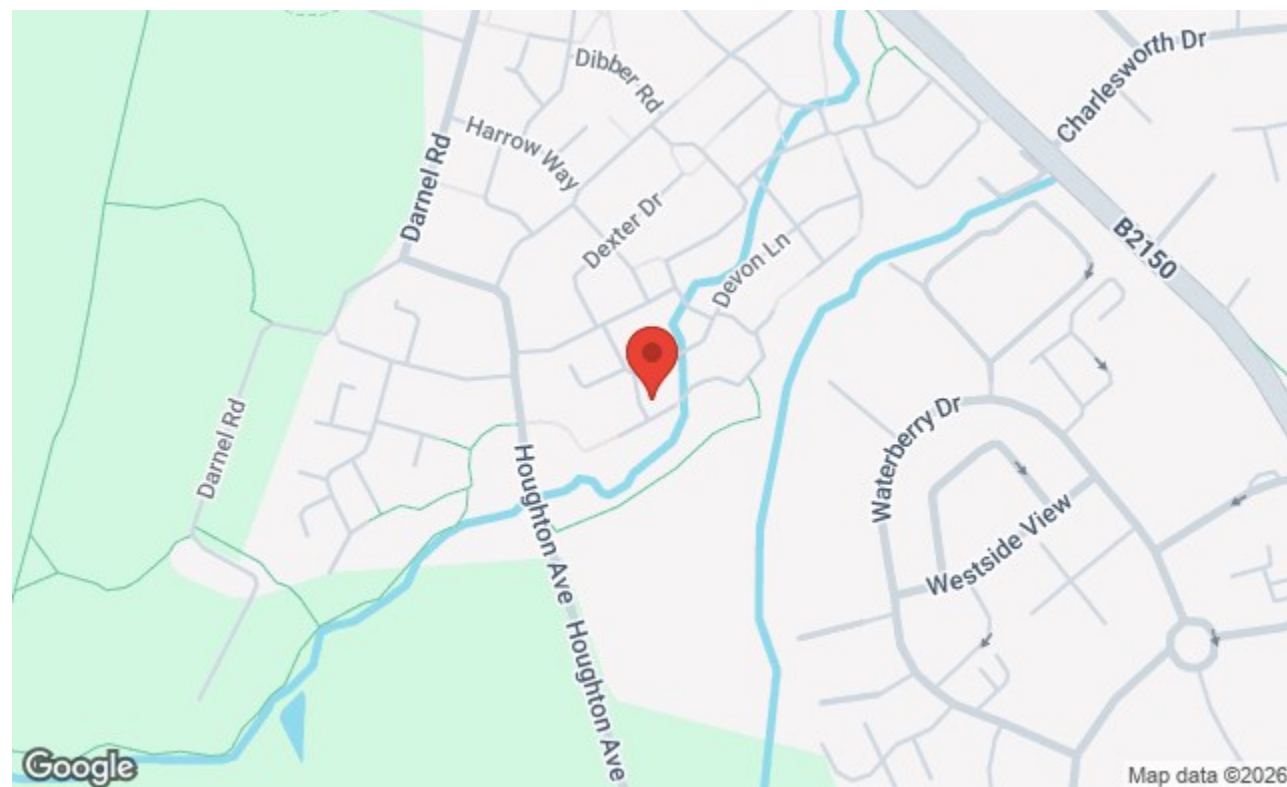


## Angus Way, Waterlooville, PO7

Approximate Area = 1540 sq ft / 143 sq m  
Garage = 392 sq ft / 36.4 sq m  
Total = 1932 sq ft / 179.4 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: 1416780



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



Offers In Excess Of £480,000

Angus Way, Waterlooville PO7 7FL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ DETACHED
- ❖ FOUR BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ KITCHEN/DINER
- ❖ TWO RECEPTION ROOMS
- ❖ REAR GARDEN
- ❖ DOWNSTAIRS W.C.
- ❖ CLOSE TO LOCAL SHOPS
- ❖ A MUST VIEW

Nestled in the desirable area of Angus Way, Waterlooville, this splendid four-bedroom detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-appointed kitchen diner provides a welcoming space for family meals and gatherings.

The master bedroom features an en-suite bathroom, ensuring privacy and comfort, while the additional three bedrooms offer ample space for family or guests. The property also boasts a second bathroom, catering to the needs of a busy household.

A notable feature of this home is the detached double garage, providing secure parking and additional storage options. The property is conveniently located close to local shops, making daily errands a breeze.

With no onward chain, this home is ready for you to move in and make it your own. This delightful property is a rare find in Waterlooville and is sure to attract interest. Don't miss the opportunity to view this charming family home.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL

## W.C.

## RECEPTION ROOM

10'1" x 10'1" (3.09 x 3.08)

## LIVING ROOM

14'10" x 13'6" (4.53 x 4.13)

## KITCHEN/DINER

22'4" x 11'2" (6.81 x 3.42)

## LANDING

## BEROOM 1

19'9" x 11'3" (6.04 x 3.44)

## EN-SUITE

6'11" x 5'6" (2.13 x 1.70)

## BEDROOM 2

15'0" x 10'1" (4.58 x 3.09)

## BEDROOM 3

11'3" x 8'8" (3.43 x 2.66)

## BEDROOM 4

10'0" x 9'8" (3.07 x 2.95)

## BATHROOM

7'9" x 6'5" (2.37 x 1.98)

## GARAGE 1

19'10" x 9'10" (6.07 x 3.01)

## GARAGE 2

19'10" x 9'10" (6.07 x 3.01)

## PARKING TO FRONT

## COUNCIL TAX BAND

The local authority is Winchester City Council.  
BAND : E YEARLY £2,751.49

## 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.

## 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!

## 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.



| 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 |         |           |
| England & Wales                             | 79      | 82        |
| EU Directive 2002/91/EC                     |         |           |



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

