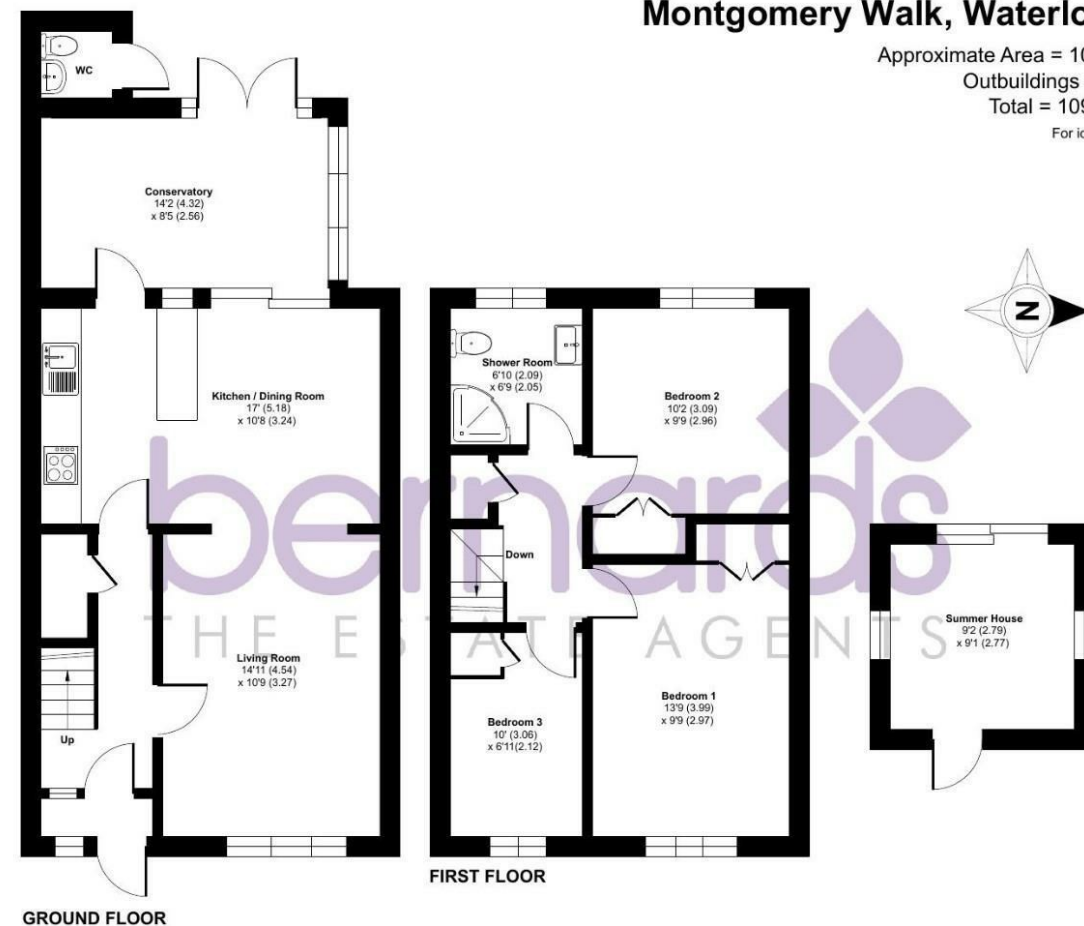
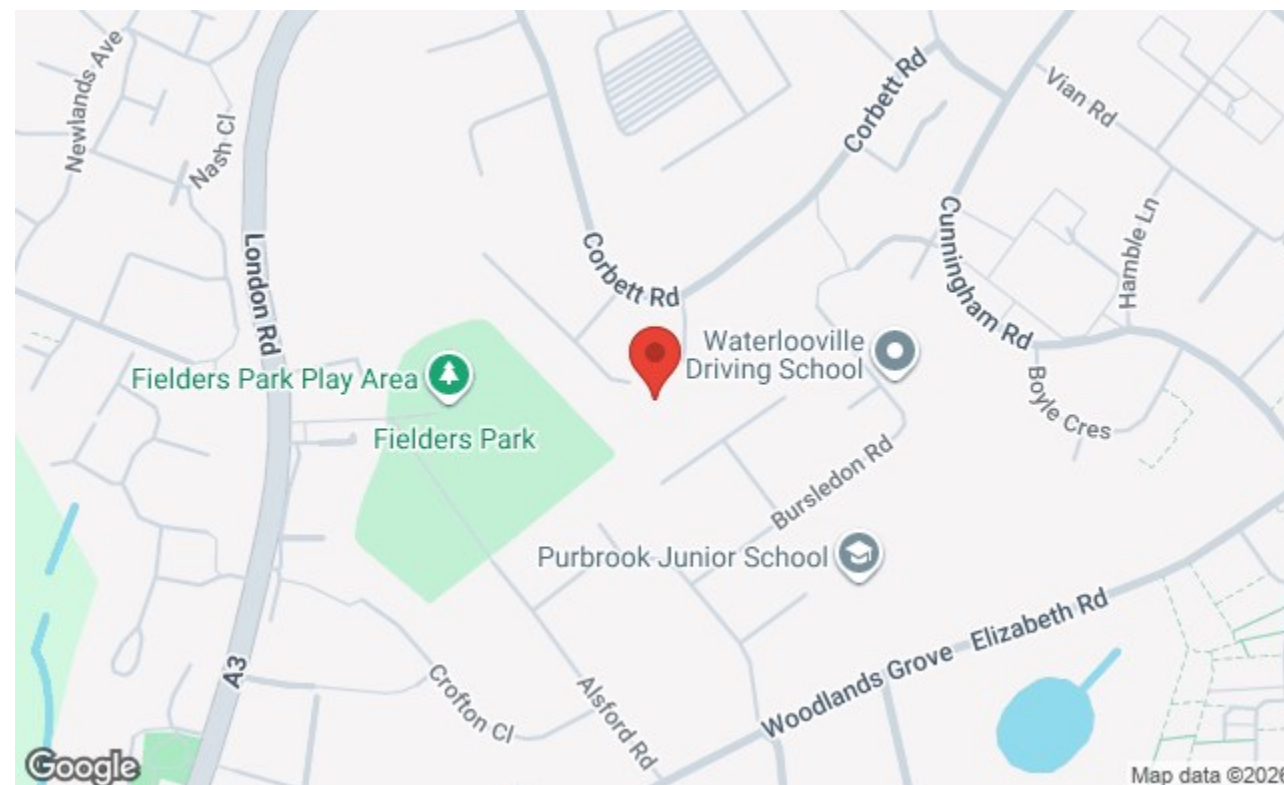


Montgomery Walk, Waterlooville, PO7

Approximate Area = 1003 sq ft / 93.1 sq m
Outbuildings = 95 sq ft / 8.8 sq m
Total = 1098 sq ft / 101.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © richcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1523615



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



Asking Price £350,000

Montgomery Walk, Waterlooville PO7 5TD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ No Chain
- ❖ Three Bedrooms
- ❖ End Of Terrace House
- ❖ Two Reception Rooms
- ❖ Downstairs Toilet Room
- ❖ Summer Cabin
- ❖ Corner Plot
- ❖ Cul-De-Sac
- ❖ A Must View

This charming three-bedroom end of terrace house offers a delightful blend of comfort and convenience. Situated on a corner plot within a peaceful cul-de-sac, the property boasts easy access to local schools, shops, and bus links to nearby cities and towns, making it an ideal choice for families and commuters alike.

Upon entering, you are welcomed into a spacious hallway that leads to the various ground floor rooms. The lounge is generously proportioned, providing ample space for your home furnishings and creating a warm, inviting atmosphere. The open-plan kitchen and dining room is perfect for social gatherings, featuring good cupboard space and a breakfast bar that encourages casual dining. Additionally, the conservatory serves as a versatile space, ideal for relaxation or as a home office. A convenient downstairs toilet adds to the practicality of the layout.

Moving to the first floor, you will find two well-sized double bedrooms, alongside a large single room, perfect for children or guests. The family bathroom is thoughtfully designed, featuring a walk-in shower, basin, and WC, ensuring comfort for all.

Externally, the property is set within a generously sized corner plot, offering a wrap-around garden that is perfect for outdoor enjoyment. The patio area is ideal for summer barbecues, while a charming summer cabin provides an excellent space for those who work from home. The property also benefits from a driveway and garage, providing parking for up to three vehicles.

This delightful home presents an excellent opportunity for those seeking a comfortable and well-located residence in Waterlooville.

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



PROPERTY INFORMATION

LIVING ROOM
14'10" x 10'8" (4.54m x 3.27m)

KITCHEN/DINER
16'11" x 10'7" (5.18m x 3.24m)

CONSERVATORY
14'2" x 8'4" (4.32m x 2.56m)

DOWNSTAIRS WC

BEDROOM ONE
13'1" x 9'8" (3.99m x 2.97m)

BEDROOM TWO
10'1" x 9'8" (3.09m x 2.96m)

BEDROOM THREE
10'0" x 6'11" (3.06m x 2.12m)

SHOWER ROOM
6'10" x 6'8" (2.09m x 2.05m)

SUMMER CABIN
9'1" x 9'1" (2.79m x 2.77m)

ANTI MONEY LAUNDERING

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
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.

TENURE OF PROPERTY

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		72
(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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