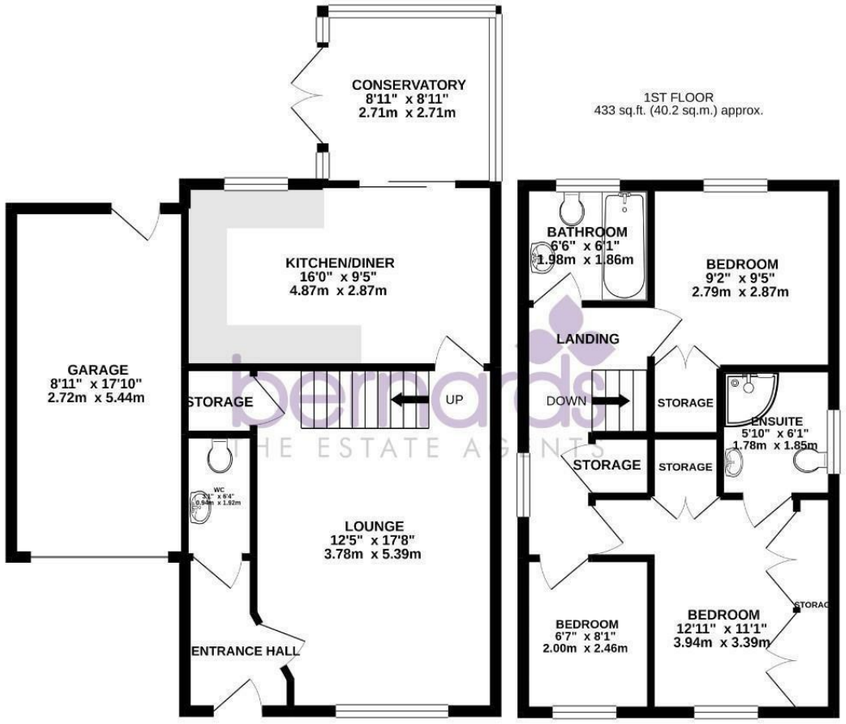
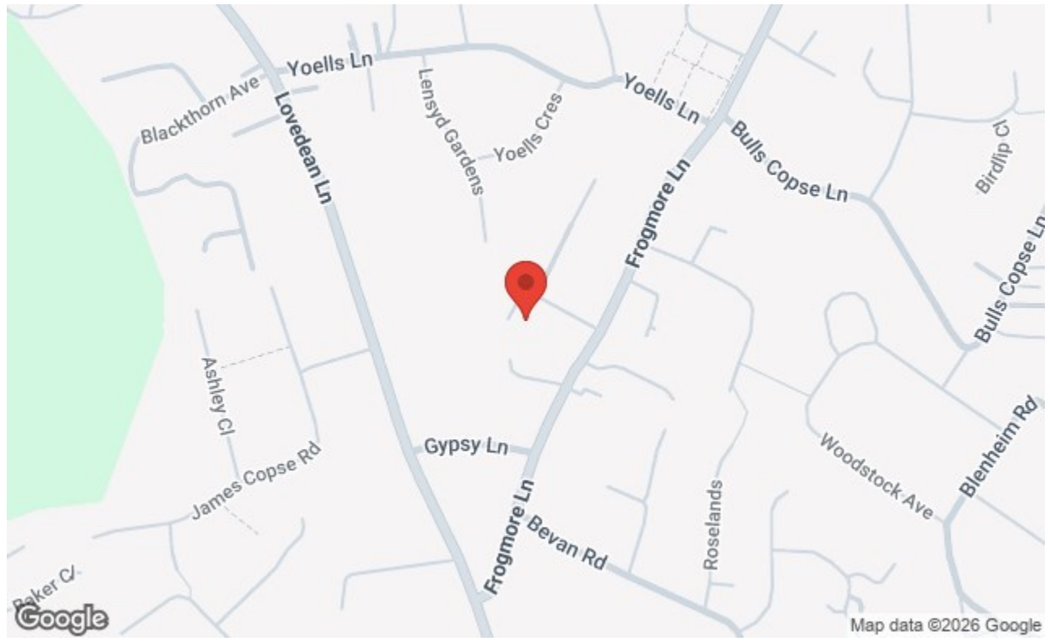


TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Asking Price £400,000

Ash Copse, Waterlooville PO8 9US

bernards THE ESTATE AGENTS



3 1 1

HIGHLIGHTS

- THREE BEDROOMS
- DETACHED
- LOUNGE
- KITCHEN/BREAKFAST
- CONSERVATORY
- DOWNSTAIRS W.C.
- EN-SUITE TO MASTER
- GARAGE
- OFF ROAD PARKING
- GARDEN

Nestled in the charming area of Ash Copse, Horndean, this delightful three-bedroom detached family home offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge, ideal for relaxing or entertaining guests. The heart of the home is undoubtedly the well-appointed kitchen breakfast room, which provides a warm and inviting space for family meals. Adjacent to this, the conservatory adds an extra touch of light and space, making it a wonderful spot to enjoy the garden views throughout the seasons.

The property boasts a master bedroom complete with an en-suite, ensuring privacy and comfort for the homeowners. Two additional bedrooms provide ample space for family or guests, while the family bathroom and a convenient downstairs W.C. cater to the needs of a busy household.

Outside, the property features a garage and off-road parking, making it easy to accommodate vehicles and providing additional storage options. This home is perfect for families seeking a peaceful yet accessible location, with local amenities and schools within easy reach. With its thoughtful layout and inviting spaces, this detached house is a wonderful opportunity for those looking to settle in Waterlooville.

Call today to arrange a viewing
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www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

W.C.
3'1" x 4'11" (0.94 x 1.52)

LOUNGE
12'4" x 17'8" (3.78 x 5.39)

KITCHEN/DINER
15'11" x 9'4" (4.87 x 2.87)

CONSERVATORY
8'10" x 8'10" (2.71 x 2.71)

LANDING

BEDROOM 1
12'11" x 11'1" (3.94 x 3.39)

EN-SUITE
5'10" x 6'0" (1.78 x 1.85)

BEDROOM 2
9'1" x 9'4" (2.79 x 2.87)

BEDROOM 3
6'6" x 8'0" (2.00 x 2.46)

BATHROOM
6'5" x 6'1" (1.98 x 1.86)

GARDEN

GARAGE
8'11" x 17'10" (2.72 x 5.44)

OFF ROAD PARKING

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!









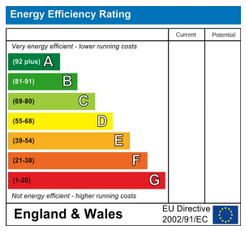












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