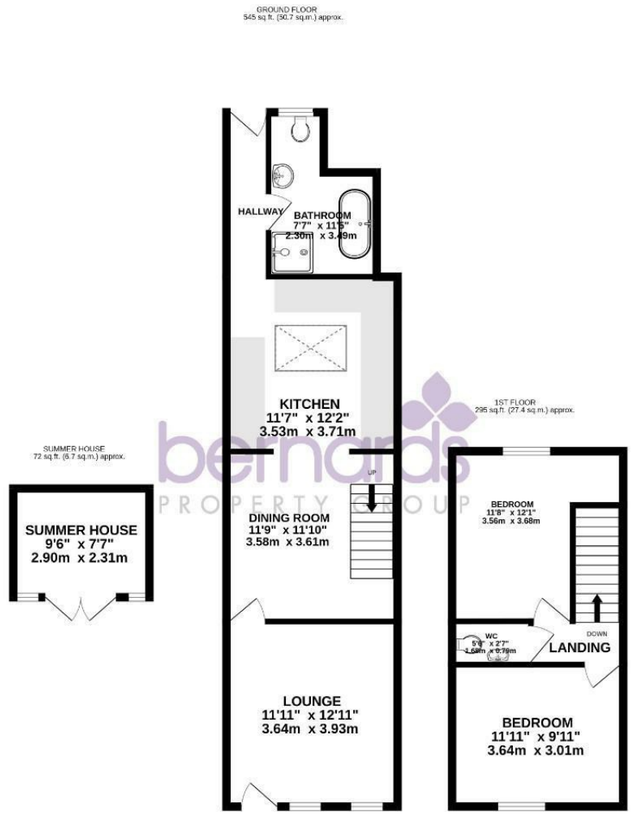




Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Offers In Excess Of £315,000

Stakes Hill Road, Waterlooville PO7 7BS

bernards THE ESTATE AGENTS



2 1 2

HIGHLIGHTS

- TWO BEDROOM
- TERRACED COTTAGE
- MODERNISED THROUGHOUT
- 150FT GARDEN
- SUMMER HOUSE
- TWO RECEPTION ROOMS
- STUNNING KITCHEN
- LUXURY BATHROOM
- UPSTAIRS WC
- BEAUTIFUL HOME

Situated on the ever-popular Stakes Hill Road, this beautifully modernised two-bedroom terraced cottage offers an exceptional blend of character and contemporary living. Finished to a high standard throughout and completely move-in ready, it's the perfect choice for anyone seeking a home with cottage charm and modern convenience.

The heart of the home is the stunning kitchen/dining room, thoughtfully designed with stylish contemporary units and ample space for entertaining, while the separate living room provides a warm and inviting retreat, complete with a cosy log burner. The ground floor is completed by a show-stopping bathroom suite, complete with a free-standing bath, separate shower and add a further touch of luxury.

Upstairs are two well appointed double bedrooms complemented by a beautifully appointed three-piece family bathroom, with the added convenience of a ground floor WC.

One of the standout features of this wonderful home is the rear garden, extending to approximately 150ft, providing an incredible outdoor space for entertaining, gardening or simply relaxing, with the added bonus a cabin/summer house to the rear, making an ideal hobby room/retreat.

Offering the character and cosy feel of a traditional cottage with the benefits of a high-quality modern refurbishment, this exceptional home is ready to move straight into. Conveniently located close to local shops, schools and transport links, early viewing is highly recommended.

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

PROPERTY INFORMATION

LOUNGE
11'11" x 12'11" (3.63m x 3.94m)

DINING ROOM
11'9" x 11'10" (3.58m x 3.61m)

KITCHEN
11'7" x 12'2" (3.53m x 3.71m)

BATHROOM
11'5" x 7'7" (3.48m x 2.31m)

BEDROOM ONE
11'8" x 12'1" (3.56m x 3.68m)

BEDROOM TWO
11'11"x 9'11" (3.63mx 3.02m)

W.C
2'7" x 5'6" (0.79m x 1.68m)

SUMMER HOUSE
9'6" x 7'7" (2.90m x 2.31m)

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

BERNARDS OFFER CHECK 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.

SOLICITOR/ CONVEYANCING
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.









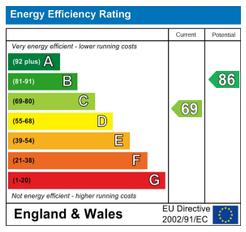












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