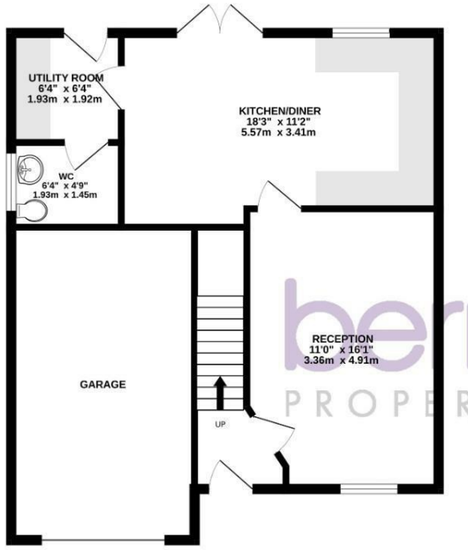
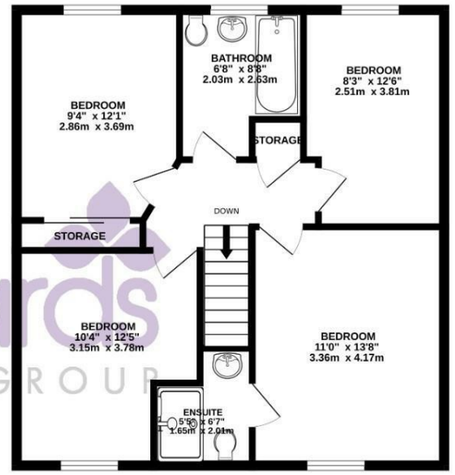
GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



bernards
PROPERTY GROUP

TOTAL FLOOR AREA : 1321 sq.ft. (122.8 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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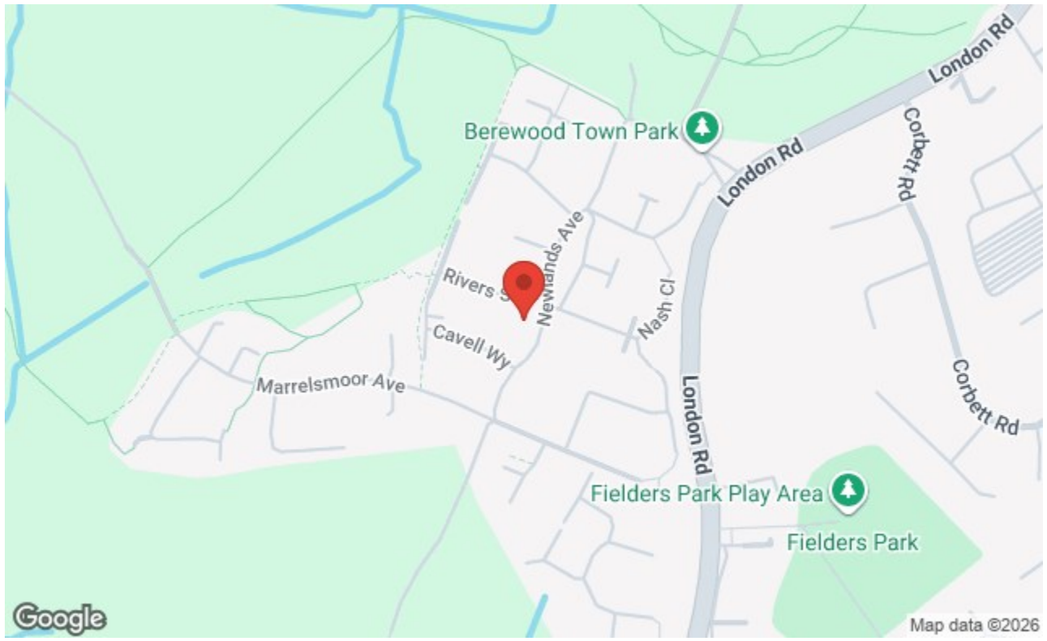

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Offers In Excess Of £450,000

Newlands Avenue, Waterlooville PO7 5FH

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THE ESTATE AGENTS

4 2 2

HIGHLIGHTS

- NO CHAIN
- FOUR BEDROOMS
- DETACHED
- OFF ROAD PARKING
- GARAGE
- EV CHARGER
- DOWNSTAIRS W/C
- ENSUITE
- WESTERLEY REAR GARDEN
- VIEWING ADVISED

Situated on Newlands Avenue in the charming town of Waterlooville, this splendid four-bedroom detached home presents an excellent opportunity for families seeking comfort and convenience. As you step inside, you are greeted by a spacious living room to your right, which seamlessly connects to a generous kitchen diner that spans the rear of the property. This well-designed layout is perfect for both entertaining and everyday living, providing access to a utility room and a convenient downstairs toilet.

Ascending the staircase, you will find four well-proportioned bedrooms, including a master suite complete with an ensuite bathroom. The additional family bathroom ensures ample facilities for all residents and guests.

This property boasts off-road parking and a garage, making it ideal for those with multiple vehicles. Furthermore, it features an electric car charging point, catering to modern eco-friendly needs. The front and rear gardens offer delightful outdoor spaces for relaxation and recreation, enhancing the overall appeal of this lovely home.

In very good condition and offered with no forward chain, this property is ready for you to move in and make it your own. We highly recommend scheduling a viewing to fully appreciate all that this wonderful home has to offer.

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

PROPERTY INFORMATION

KITCHEN DINER
18'3" x 11'2" (5.57 x 3.41)

RECEPTION ROOM
11'0" x 16'1" (3.36 x 4.91)

UTILITY
6'3" x 6'3" (1.93 x 1.92)

BEDROOM
11'0" x 13'8" (3.36 x 4.17)

ENSUITE
5'4" x 6'7" (1.65 x 2.01)

BEDROOM
10'4" x 12'4" (3.15 x 3.78)

BEDROOM
9'4" x 12'1" (2.86 x 3.69)

BEDROOM
8'2" x 12'5" (2.51 x 3.81)

FAMILY BATHROOM
6'7" x 8'7" (2.03 x 2.63)

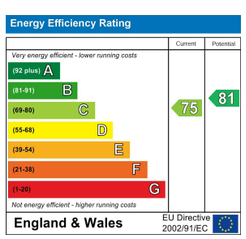
COUNCIL TAX BAND E

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!



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