

FOR SALE

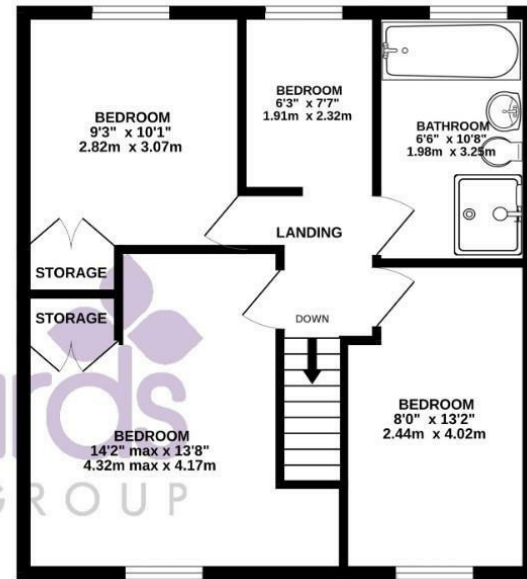
Guide Price £325,000

Purbrook Gardens, Waterlooville PO7 5LE

bernards THE ESTATE AGENTS

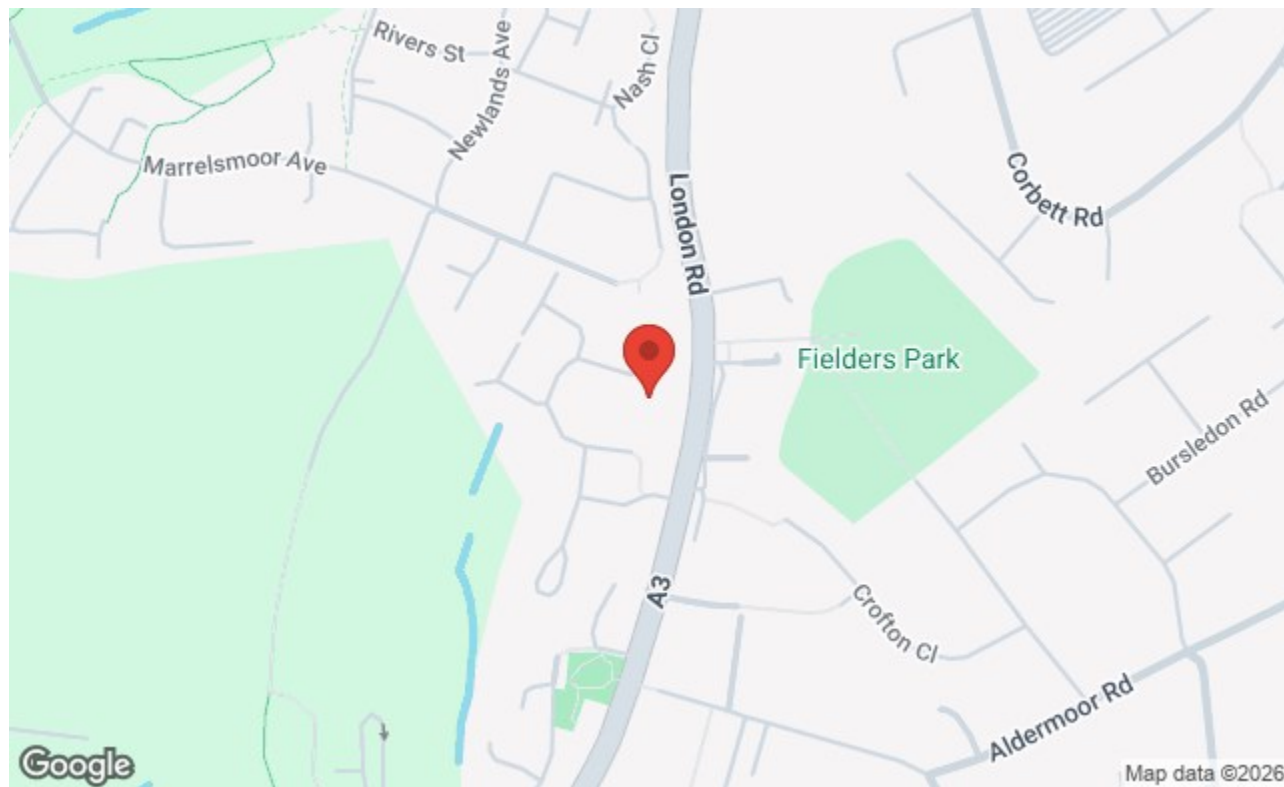
GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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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HIGHLIGHTS

- MID TERRACE
FOUR BEDROOM
LOUNGE/DINER
KITCHEN
BATHROOM
GARDEN
GARAGE
IDEAL FIRST TIME BUY
CLOSE TO AMENITIES
A MUST VIEW

Nestled in the charming area of Purbrook Gardens, Waterlooville, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,093 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home or a spacious retreat for those seeking extra room.

Upon entering, you are welcomed into a generous lounge/diner, a versatile space perfect for both relaxation and entertaining. The layout encourages a warm and inviting atmosphere, ideal for family gatherings or hosting friends. The property features a well-appointed bathroom, ensuring that all essential amenities are readily available.

One of the standout features of this home is the ample parking space, with a driveway accommodating up to four vehicles, along with a

garage for additional storage or parking needs. This is a rare find in the area, providing both convenience and peace of mind.

The location of Purbrook Gardens is particularly appealing, offering a friendly community atmosphere while being conveniently close to local amenities, schools, and transport links. This property presents an excellent opportunity for those looking to settle in a vibrant neighbourhood with all the necessary conveniences at hand.

In summary, this four-bedroom mid-terrace house in Waterlooville is a fantastic opportunity for families or individuals seeking a spacious and well-located home. With its generous living spaces, ample parking, and welcoming community, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

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



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



# PROPERTY INFORMATION

**LOUNGE/DINER**  
14'2" x 23'10" (4.32 x 7.27)

**KITCHEN/BREAKFAST ROOM**  
12'2" x 21'2" (3.73 x 6.47)

**BEDROOM**  
14'2" x 13'8" (4.32 x 4.17)

**BEDROOM**  
8'0" x 13'2" (2.44 x 4.02)

**BEDROOM**  
9'3" x 10'0" (2.83 x 3.07)

**BEDROOM**  
6'3" x 7'7" (1.91 x 2.32 )

**BATHROOM**  
6'5" x 10'7" (1.98 x 3.25 )

**COUNCIL TAX BAND**  
The local authority is Havant borough council.  
BAND : C

**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 you 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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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