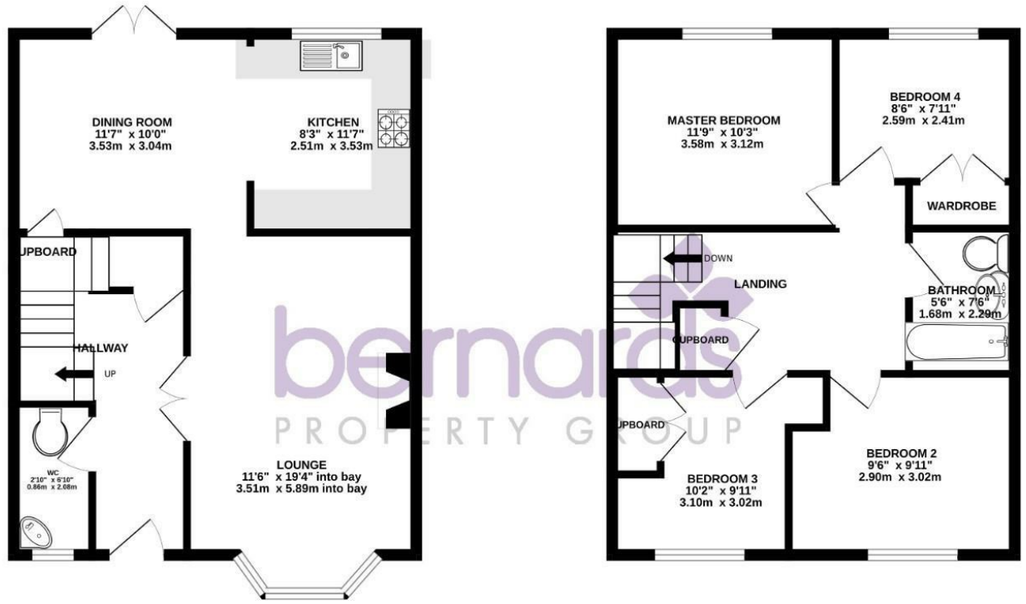
GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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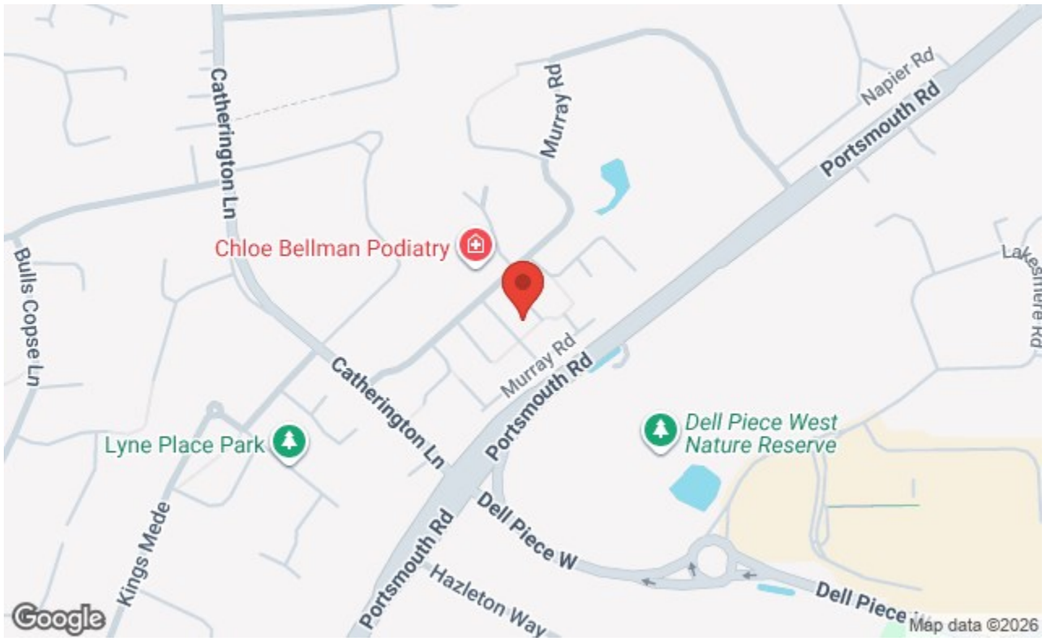


Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Guide Price £320,000

Roland Close, Waterlooville PO8 9JP

bernards
THE ESTATE AGENTS

4 1 2

HIGHLIGHTS

- FOUR BEDROOMS
- 9 SOLAR PANELS
- GARAGE
- KITCHEN
- DOWNSTAIRS W.C.
- FAMILY BATHROOM
- LOW MAINTENANCE GARDEN
- HORNDEAN LOCATION
- CLOSE TO LOCAL SHOPS
- ACCESS TO A3

Welcome to this charming terraced house located on Roland Close in the desirable area of Waterlooville. This delightful property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are greeted by a welcoming lounge that provides a perfect setting for relaxation and entertaining guests. The adjoining dining room offers a lovely space for family meals and gatherings, ensuring that you can enjoy quality time with loved ones. The well-appointed kitchen is functional and provides ample storage, making it a joy to prepare meals.

The property also features a convenient downstairs W.C., adding to the practicality of the home. The four bedrooms are generously sized, allowing for comfortable living and personalisation to suit your style.

Situated in a quiet and friendly neighbourhood, this home is close to local amenities, schools, and parks, making it a fantastic choice for families. With its combination of space, comfort, and location, this terraced house on Roland Close is a wonderful opportunity for anyone looking to settle in Waterlooville. Don't miss your chance to make this lovely property your new home.

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

PROPERTY INFORMATION

ENTRANCE HALL

W.C.
2'9" x 6'9" (0.86 x 2.08)

LOUNGE
11'6" x 19'3" (3.51 x 5.89)

DINING ROOM
11'6" x 9'11" (3.53 x 3.04)

KITCHEN
8'2" x 11'6" (2.51 x 3.53)

LANDING

BEDROOM 1
11'8" x 10'2" (3.58 x 3.12)

BEDROOM 2
9'6" x 9'10" (2.90 x 3.02)

BEDROOM 3
10'2" x 9'10" (3.10 x 3.02)

BEDROOM 4
8'5" x 7'10" (2.59 x 2.41)

BATHROOM
5'6" x 7'6" (1.68 x 2.29)

GARDEN

COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : YEARLY £1984

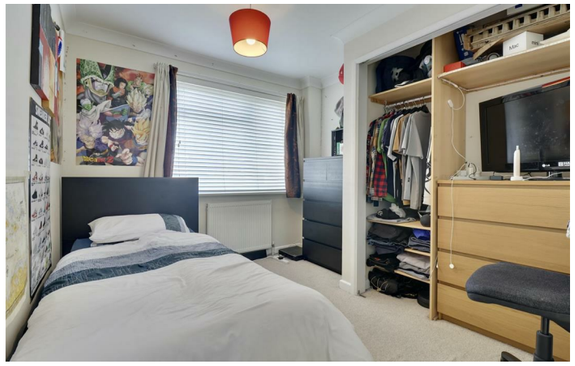
MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

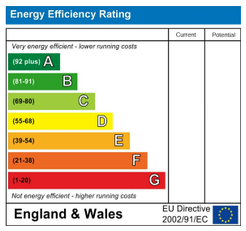
OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify your financial/Mortgage situation.

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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