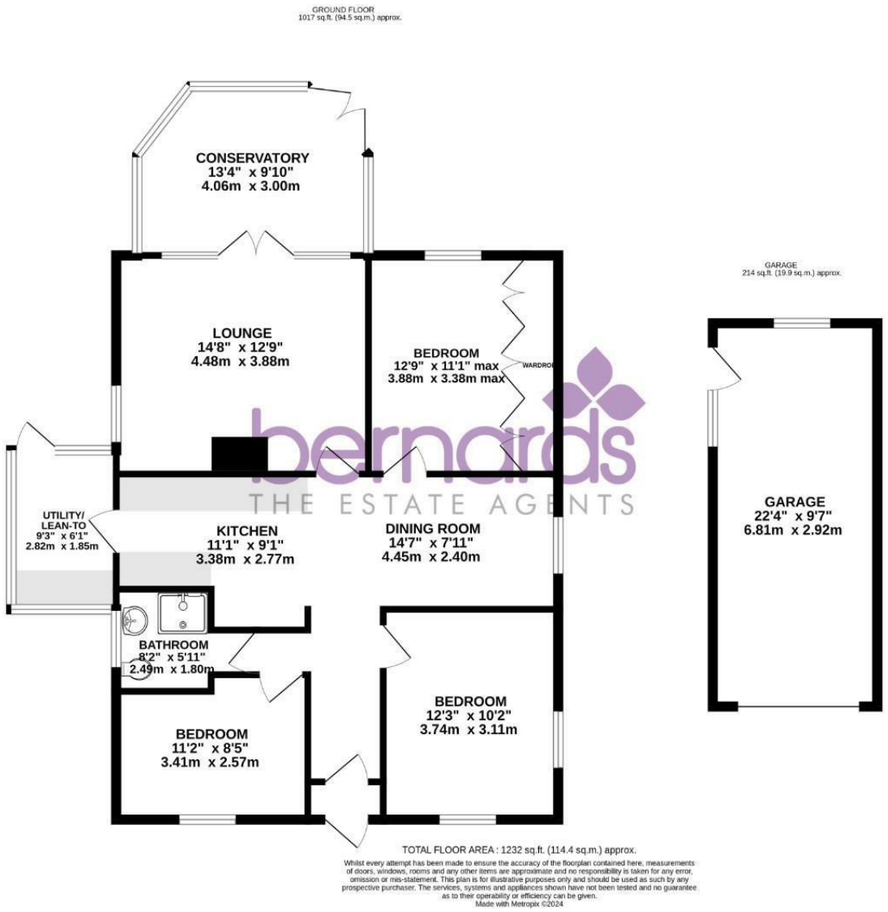


Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Offers In Excess Of £425,000

Rosemary Way, Waterlooville PO8 9DQ

bernards
THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- DETACHED BUNGALOW
- THREE BEDROOMS
- LARGE CORNER PLOT
- OVERLOOKING GREEN
- POTENTIAL TO EXTEND (STPP)
- TWO RECEPTIONS
- CONSERVATORY
- GARAGE AND DRIVEWAY
- HUGE GARDEN
- A MUST VIEW

Bernards present to the market this immaculately maintained detached bungalow, on a large corner plot in the highly sought after location of Rosemary Way, Cowplain.

This beautiful bungalow has been meticulously maintained inside and out and offers a new owner huge scope to extend, up and out STPP.

Externally, the property has a generously sized driveway plus access to a separate garage, offering excellent practicality. The property enjoys a fantastic position, overlooking a large park and occupying a large corner plot

Upon entry to the property, you are greeted by a bright and airy entrance hallway, which is flooded with natural light and has access to the all the accommodation.

The property has two reception rooms, in the form of a dining area which is open plan to the entrance hall and kitchen, and an additional lounge to the rear. The lounge boasts double doors into the beautiful conservatory, which overlooks the large rear garden.

The beautiful garden measures wraps around the side and rear of the home and includes a two modern patio areas and a large lawn.

The property's kitchen was newly installed in recent years and is finished to a contemporary standard with access into the separate lean-to/utility.

There are three bedrooms, all of which are double in size and flooded with light.

Completing the property is the three-piece bathroom.

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

PROPERTY INFORMATION

LOUNGE
14'8" x 12'9" (4.47m x 3.89m)

DINING ROOM
14'7" x 7'11" (4.45m x 2.41m)

UTILITY/LEAN-TO
6'1" x 9'3" (1.85m x 2.82m)

BEDROOM ONE
11'1" max x 12'9" (3.38m max x 3.89m)

BEDROOM TWO
12'3" x 10'2" (3.73m x 3.10m)

BEDROOM THREE
11'2" x 7'11" (3.40m x 2.41m)

BATHROOM
8'2" x 5'11" (2.49m x 1.80m)

GARAGE
9'7" x 22'4" (2.92m x 6.81m)

ANTI-MONEY LAUNDERING (AML)
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

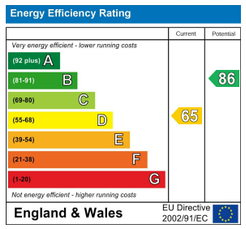
BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR
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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