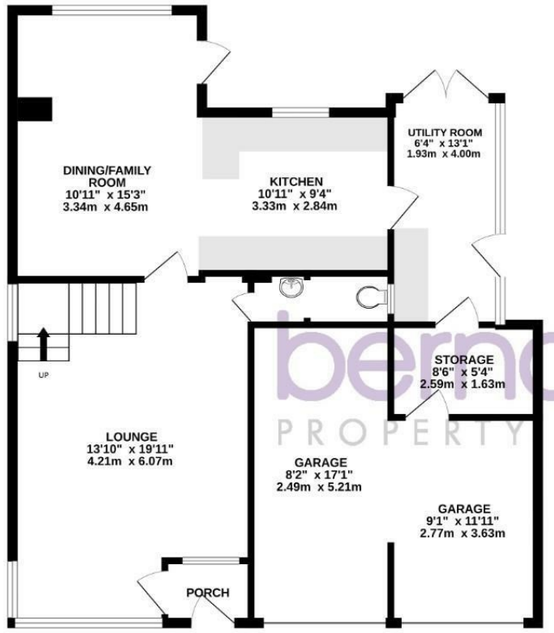
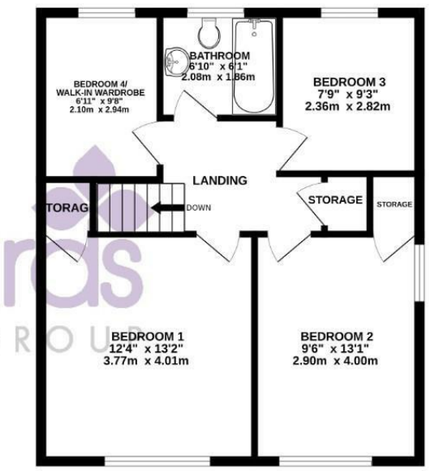
GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



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PROPERTY GROUP

TOTAL FLOOR AREA : 1506 sq.ft. (140.0 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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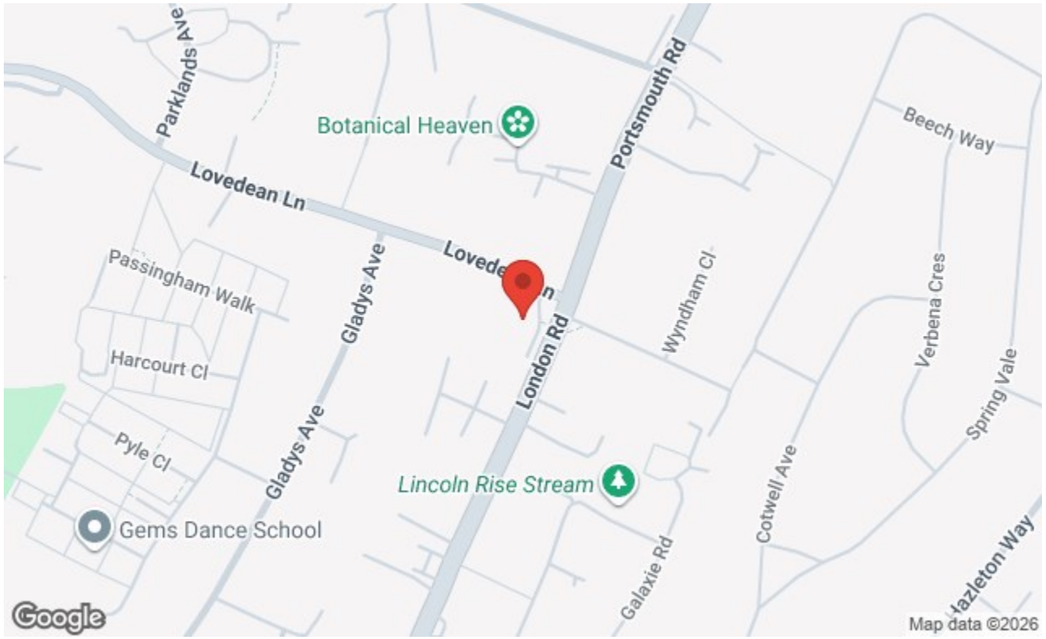

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Asking Price £475,000

Bowers Close, Waterlooville PO8 8EU

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THE ESTATE AGENTS

4 1 2

HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED
- LOUNGE
- DINING ROOM
- KITCHEN AND UTILITY ROOM
- DOWNSTAIRS W.C.
- FAMILY BATHROOM
- ONE AND A HALF GARAGE
- OFF ROAD PARKING FOR 3 CARS
- ONE NOT TO BE MISSED

Nestled in the charming area of Bowers Close, Waterlooville, this delightful four-bedroom detached family home offers a perfect blend of comfort and practicality. Spanning an impressive 1,506 square feet, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming lounge that invites you to unwind after a long day. The dining room is perfect for family meals and gatherings, while the well-appointed kitchen, complete with a utility room, ensures that all your culinary needs are met. Additionally, the property features an extra storage room and a convenient downstairs w.c., enhancing the functionality of the home.

The first floor comprises four generously sized bedrooms, ideal for a growing family or for those who desire extra space for guests or a home office. The family bathroom is thoughtfully designed, catering to the needs of the household.

For those with vehicles, the property offers off-road parking for up to four cars, including a one-and-a-half garage, ensuring that parking is never a concern. The outdoor space is equally appealing, providing a safe and enjoyable environment for children to play or for hosting summer barbecues.

This residence is not just a house; it is a home that promises comfort, convenience, and a wonderful lifestyle in a sought-after location. With its ample space and thoughtful layout, this property is an excellent opportunity for families looking to settle in Waterlooville.

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

PROPERTY INFORMATION

ENTRANCE PORCH

LOUNGE
13'9" x 19'10" (4.21 x 6.07)

DINING ROOM
10'11" x 15'3" (3.34 x 4.65)

KITCHEN
10'11" x 9'3" (3.33 x 2.84)

UTILITY ROOM
6'3" x 13'1" (1.93 x 4.00)

STORAGE
8'5" x 5'4" (2.59 x 1.63)

W.C.

LANDING

BEDROOM 1
12'4" x 13'1" (3.77 x 4.01)

BEDROOM 2
9'6" x 13'1" (2.90 x 4.00)

BEDROOM 3
7'8" x 9'3" (2.36 x 2.82)

BEDROOM 4
6'10" x 9'7" (2.10 x 2.94)
2.08 X 1.86

BATHROOM
6'9" x 6'1" (2.08 x 1.86)

GARDEN

GARAGE 1
8'2" x 17'1" (2.49 x 5.21)

GARAGE 2
9'1" x 11'10" (2.77 x 3.63)

PARKING TO FRONT

COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : E YEARLY £2705

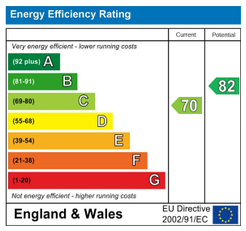
MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

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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