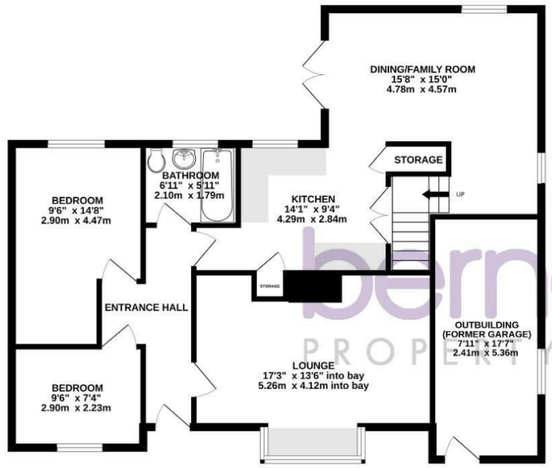
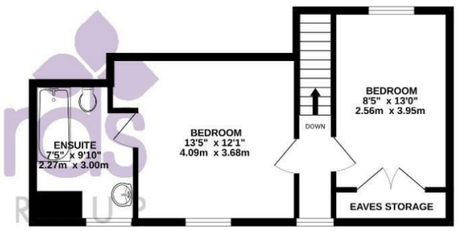
GROUND FLOOR
980 sq.ft. (91.0 sq.m.) approx.

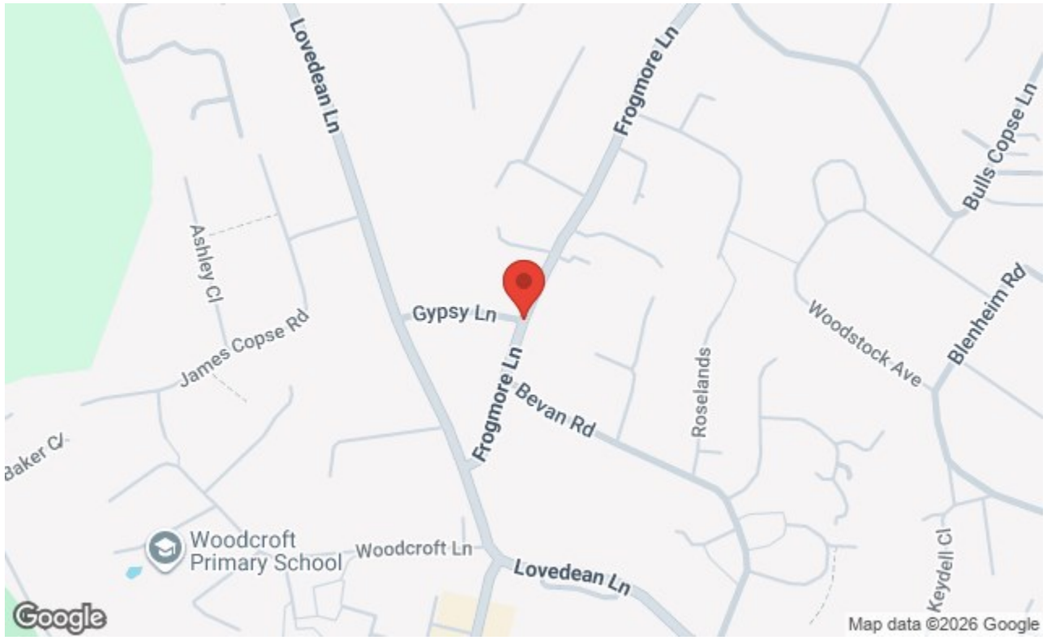


1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 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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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Guide Price £475,000

Gypsy Lane, Waterlooville PO8 9SW

bernards THE ESTATE AGENTS



4 2 2

HIGHLIGHTS

- Four Bedrooms
- Detached Chalet House
- Two Bathrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Corner Plot
- Generously Sized
- Outbuildings
- 1361 sq ft
- A Must View!

Nestled in the tranquil Gypsy Lane of Waterlooville, this splendid four-bedroom detached chalet house is a true gem. Set on a generous corner plot, the property boasts a peaceful setting, yet it remains conveniently close to local schools, shops, and offers swift access to the M27. The area is further enhanced by nearby country parks and direct bus links to city centres, making it an ideal location for families and commuters alike.

Upon entering, you are greeted by a welcoming hallway that leads to the various ground-floor rooms. The spacious lounge is a highlight, featuring a modern electric fireplace and a charming bay window that floods the room with natural light, creating a warm and inviting atmosphere. The fitted kitchen is equipped with integrated appliances and ample cupboard space, seamlessly flowing into the dining room, which serves as a perfect setting for entertaining guests.

The ground floor also accommodates two double bedrooms, along with a family bathroom that includes a fitted bath with an overhead shower, basin, and WC. Ascending to the first floor, you will find the master bedroom complete with an ensuite, alongside the second bedroom, both benefiting from generous eaves storage for your convenience.

Externally, the property features a beautifully maintained wrap-around garden, offering multiple seating areas that provide a sense of privacy and tranquillity. The driveway accommodates parking for several vehicles, complemented by a converted garage that offers additional storage space.

Notably, the property is equipped with a new boiler, which comes with a four-year warranty, and newly fitted windows that are certified by FENSA, ensuring peace of mind for the new owners. This delightful home is perfect for those seeking comfort, space, and a touch of elegance in a serene setting.

Call today to arrange a viewing
02392 232 888
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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
17'3" x 13'6" (5.26m x 4.12m)

KITCHEN
14'0" x 9'3" (4.29m x 2.84m)

DINING/FAMILY ROOM
15'8" x 14'11" (4.78m x 4.57m)

BEDROOM ONE
13'5" x 12'0" (4.09m x 3.68m)

ENSUITE
7'5" x 9'10" (2.27m x 3m)

BEDROOM TWO
8'4" x 12'11" (2.56m x 3.95m)

BEDROOM THREE
9'6" x 14'7" (2.90m x 4.47m)

BEDROOM FOUR
9'6" x 7'3" (2.90m x 2.23m)

BATHROOM
6'10" x 5'10" (2.10m x 1.79m)

OUTBUILDING
7'10" x 17'7" (2.41m x 5.36m)

ANTI MONEY LAUNDERING
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

COUNCIL TAX BAND
BAND D

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 VERIFICATION 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.

PROPERTY REMOVALS
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 QUOTES
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.

TENURE OF PROPERTY
Freehold









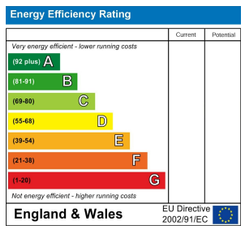












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