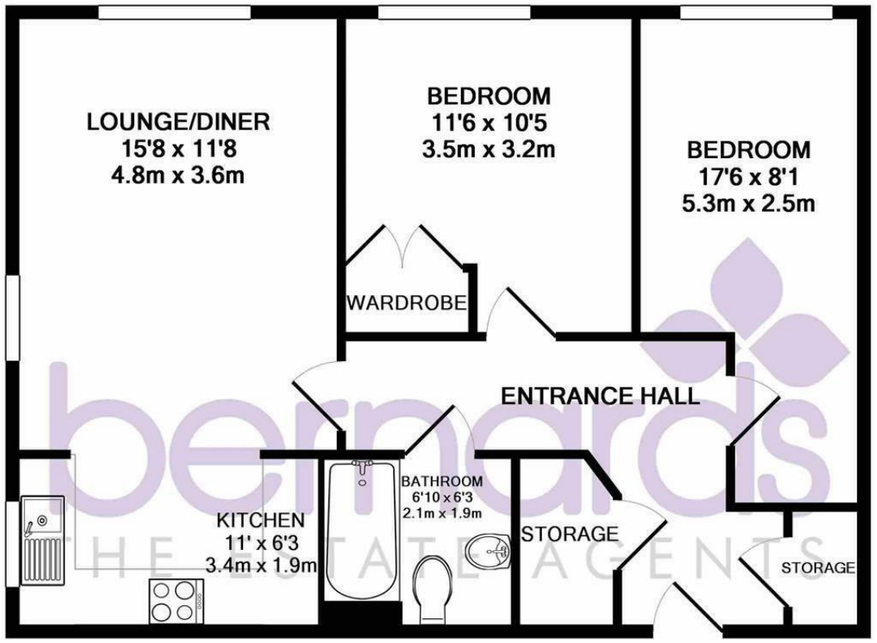

TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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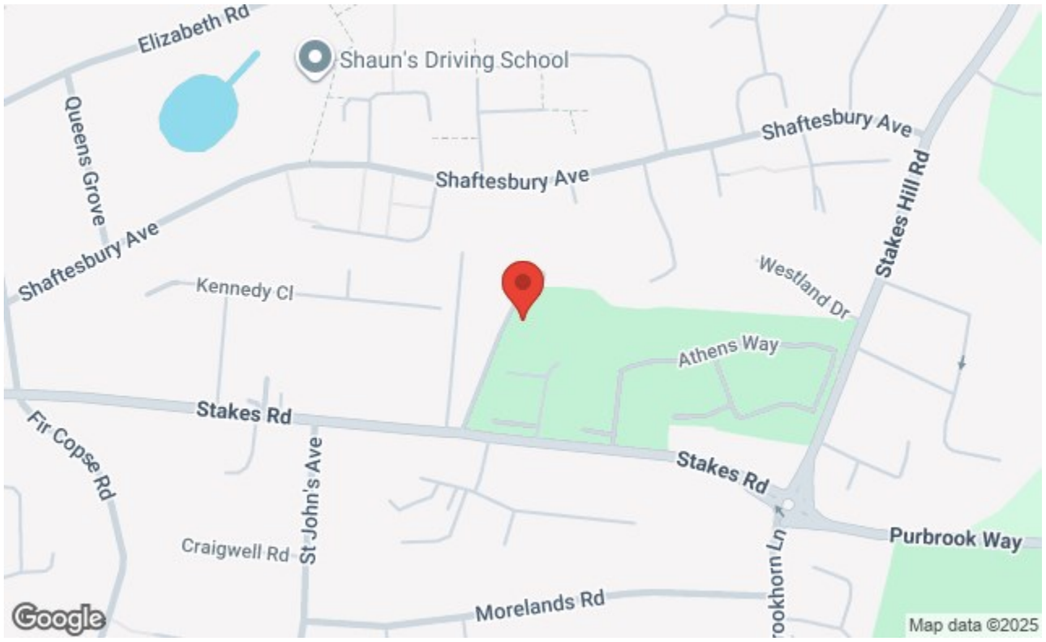

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HIGHLIGHTS

- TWO BEDROOMS
- GROUND FLOOR
- LOUNGE/DINER
- KITCHEN
- BATHROOM
- OFF ROAD PARKING
- PRIVATE ESTATE
- CLOSE TO AMENITIES
- GOOD TRANSPORT LINKS
- A MUST VIEW

Nestled on Vancouver Avenue in the charming town of Waterlooville, this delightful ground floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families seeking a welcoming home.

The flat features a spacious reception room, providing a lovely area for relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout. The bathroom is well-appointed, ensuring all your daily needs are met with ease.

One of the standout features of this property is the off-road parking, allowing for hassle-free access and peace of mind. Additionally, the flat is conveniently located close to a variety of amenities, including shops, schools, and parks, making it easy to enjoy the local community.

This property is a must-view for anyone looking to settle in a vibrant area with all the necessary conveniences at their doorstep. Don't miss the opportunity to make this charming flat your new home.

Call today to arrange a viewing
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www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL
Carpet flooring, smooth walls, carpet flooring, power points, smooth ceiling, built in storage

LOUNGE/DINER
15'8" x 11'8" (4.78m x 3.56m)
Carpet flooring, smooth walls, radiator, power points, smooth ceiling, UPVC double glazed window to front and side elevation

KITCHEN
11' x 6'3" (3.35m x 1.91m)
Laminate flooring, matching range of base and wall units with contrasting work surfaces, space and plumbing for appliances, stainless steel sink, smooth ceiling, UPVC double glazed window to side elevation

BEDROOM ONE
11'6" x 10'5" (3.51m x 3.18m)
Carpet flooring, smooth walls, radiator, power points, smooth ceiling, UPVC double glazed window to front elevation, built in wardrobes

BEDROOM TWO
17'6" x 8'1" (5.33m x 2.46m)
Carpet flooring, smooth walls, radiator, power points, smooth ceiling, UPVC double glazed window to front elevation

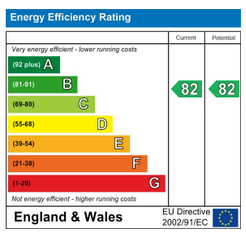
BATHROOM
6'10" x 6'3" (2.08m x 1.91m)
Laminate flooring, panel bath with shower over, heated towel rail, sink, smooth ceiling, tiled splash backs

COUNCIL TAX BAND B

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.

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.

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.



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