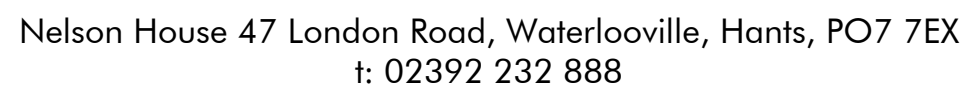
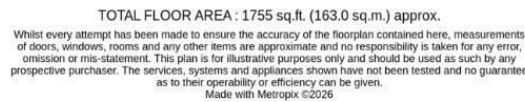


1ST FLOOR  
803 sq.ft. (74.6 sq.m.) approx.

A purple circular sign with the words "FOR SALE" in white, bold, sans-serif capital letters. The sign is tilted slightly to the right.

Goodwood Close, Waterlooville PO8 8BG



bernards  
THE ESTATE AGENTS



-  FIVE BEDROOMS
-  DETACHED
-  TWO RECEPTION ROOMS
-  OFF ROAD PARKING
-  GARAGE
-  CONSERVATORY
-  KITCHEN BREAKFAST ROOM
-  FAMILY BATHROOM
-  DOWNSTAIRS W/C
-  NO CHAIN

As you enter the home, you are greeted by a welcoming living room to your right, which seamlessly flows into the dining room, creating an ideal space for entertaining guests or enjoying family meals. Straight ahead, you will find a well-appointed kitchen breakfast room, which offers a practical layout for everyday cooking and dining. A convenient downstairs toilet adds to the functionality of the ground floor, while the kitchen provides access to a delightful conservatory, perfect for relaxing

This large family home is a rare find and viewing is highly recommended to fully appreciate the space and potential it offers. Don't miss the opportunity to make this wonderful property your new home.

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# PROPERTY INFORMATION

## KITCHEN BREAKFAST ROOM

19'11" x 11'6" (6.08 x 3.51)

## DINING ROOM

10'5" x 11'6" (3.18 x 3.51)

## LOUNGE

14'10" x 17'10" (4.54 x 5.44)

## BEDROOM

14'1" x 12'11" (4.30 x 3.96)

## BEDROOM

10'5" x 11'6" (3.18 x 3.51)

## BEDROOM

10'11" x 8'5" (3.35 x 2.57)

## BEDROOM

8'2" x 8'11" (2.49 x 2.74)

## BEDROOM

10'7" x 7'6" (3.25 x 2.31)

## BATHROOM

8'9" x 6'11" (2.69 x 2.11)

## COUNCIL TAX BAND E

## 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.

## 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!

## 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.



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   | 73        |
| (39-54) E                                   | 57        |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |



Call today to arrange a viewing  
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