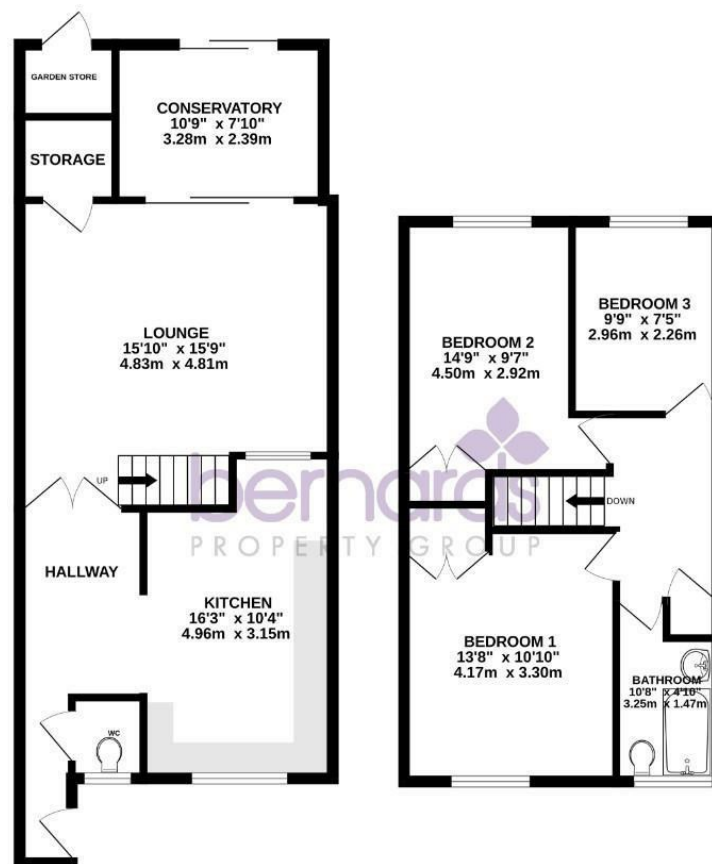
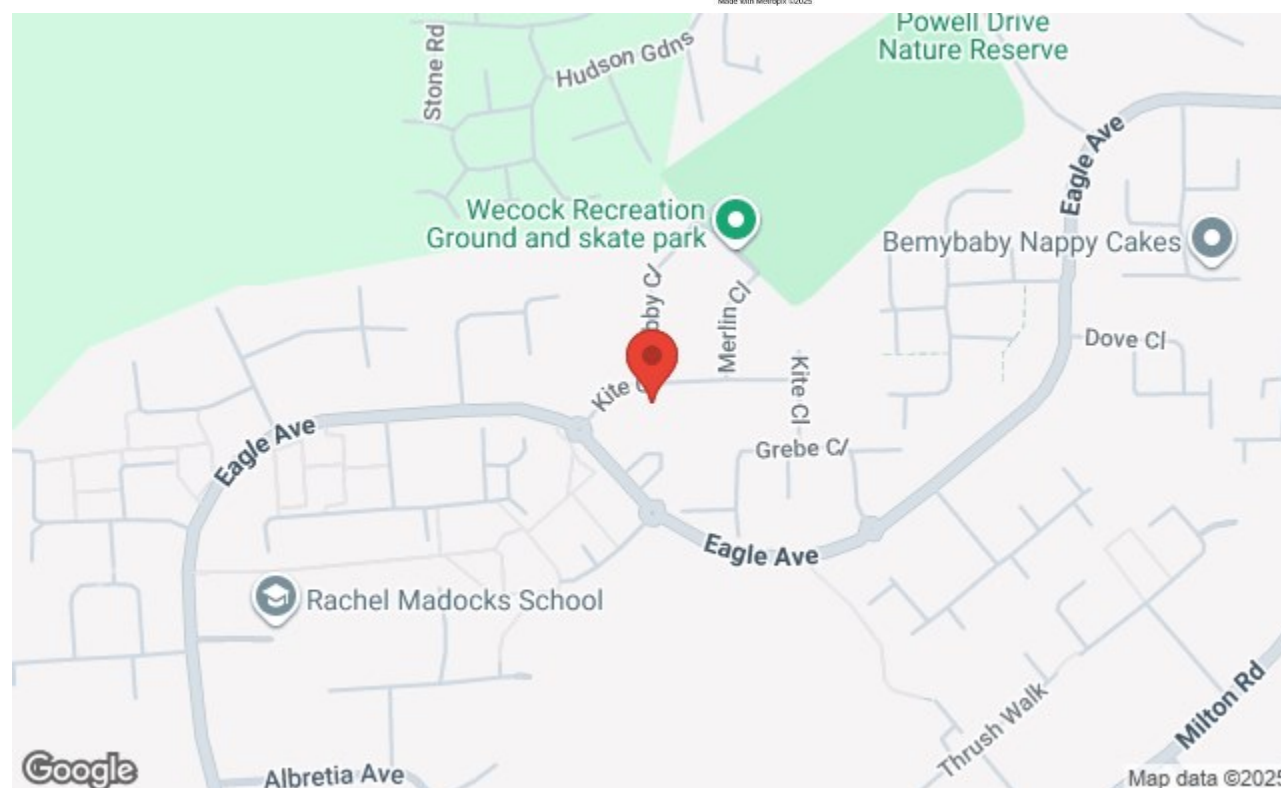


GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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.



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



FOR SALE

Offers In Excess Of £240,000

Kite Close, Waterloooville PO8 9UJ

bernards
THE ESTATE AGENTS



NO CHAIN

HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ FITTED KITCHEN
- ❖ LOUNGE
- ❖ DOWNSTAIRS W/C
- ❖ FAMILY BATHROOM
- ❖ ENCLOSED REAR GARDEN
- ❖ MID TERRACE
- ❖ VIEWING ADVISED
- ❖ EPC RATING
- ❖ NO CHAIN

Situated in Kite Close, Waterloooville, this three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and families alike. The property boasts a well-proportioned lounge, perfect for relaxation and entertaining guests. The kitchen is functional and offers ample space for culinary pursuits, while the convenient downstairs w/c adds to the practicality of the home.

Upstairs, you will find three bedrooms, each providing a peaceful retreat for rest and rejuvenation. The family bathroom is well-appointed, catering

to the needs of modern living.

One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space for children to play or for hosting summer barbecues with friends and family.

With no chain ahead, this home is ready for you to move in and make it your own. Whether you are looking to settle down or invest, this property in Waterloooville is a fantastic choice. Do not miss the chance to view this lovely home and envision the possibilities it holds for you and your family.

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



PROPERTY INFORMATION

LOUNGE
15'10" x 15'9" (4.83 x 4.81)

KITCHEN
16'3" x 10'4" (4.96 x 3.15)

CONSERVATORY
10'9" x 7'10" (3.28 x 2.39)

BEDROOM ONE
13'8" x 10'9" (4.17 x 3.30)

BEDROOM TWO
14'9" x 9'6" (4.50 x 2.92)

BEDROOM THREE
9'8" x 7'4" (2.96 x 2.26)

BATHROOM
10'7" x 4'9" (3.25 x 1.47)

COUNCIL TAX BAND

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 you 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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		72	79
England & Wales			



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