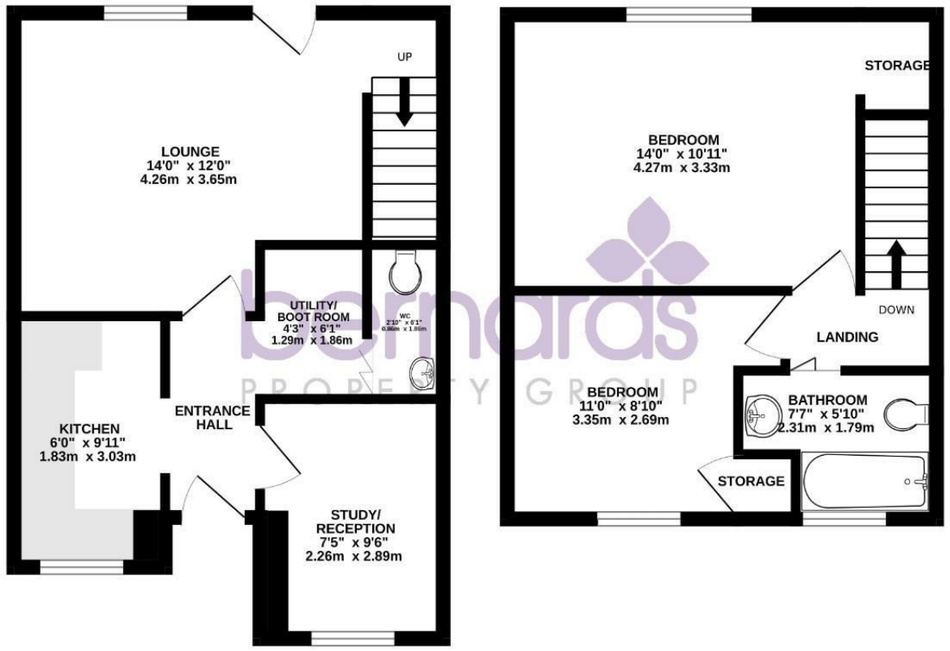
GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.




TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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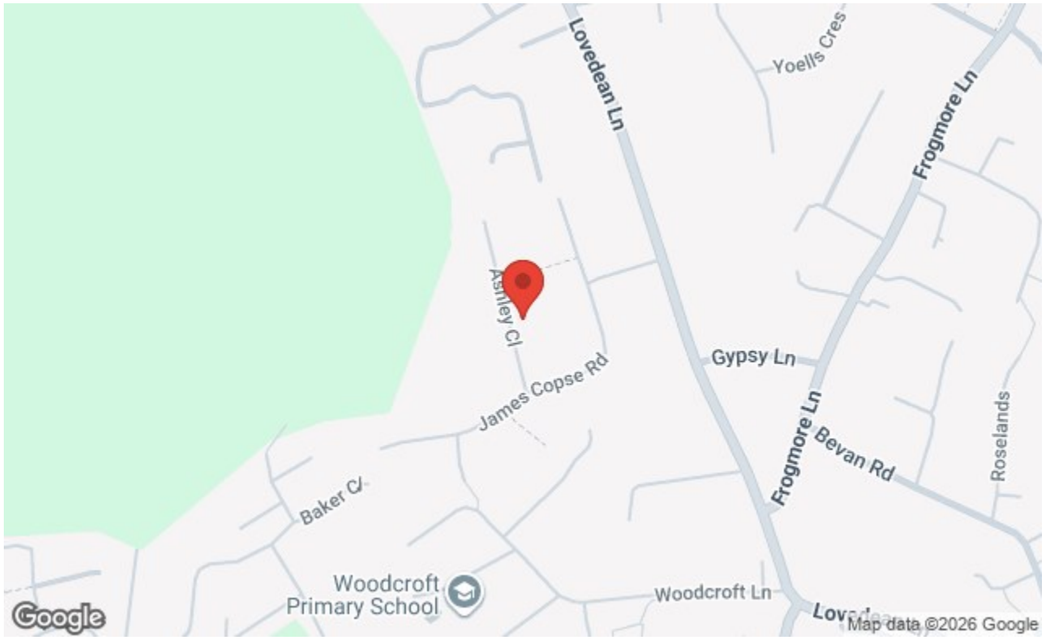


Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

# Offers In Excess Of £290,000

Ashley Close, Waterlooville PO8 9RQ

bernards THE ESTATE AGENTS



3 | 1 | 2

## HIGHLIGHTS

- TWO/ THREE BEDROOMS
- LOUNGE
- KITCHEN
- UTILITY ROOM
- DOWNSTAIRS W.C.
- FAMILY BATHROOM
- REAR GARDEN
- EPC RATING - C
- OFF ROAD PARKING
- HORNDEAN/LOVEDEAN BORDERS

Nestled in the charming area of Ashley Close, Waterlooville, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an inviting 719 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a cosy retreat.

Upon entering there is a hallway that leads into a spacious lounge that provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The kitchen, accompanied by a utility room, is functional and well-equipped, catering to all your culinary needs. There is a further reception room offering versatile space for home-workers or a bedroom. Additionally, the property boasts a convenient downstairs W.C., enhancing the practicality of the living space.

Externally there is a rear enclosed garden offering a further entertaining area for the summer months. For those with a vehicle, off-road parking is available for one car, ensuring ease of access and security. The location is particularly appealing, situated on the borders of Lovedean and Horndean, offering a peaceful residential environment while still being close to local amenities and transport links.

This charming home presents an excellent opportunity for anyone looking to settle in a friendly community. With its thoughtful layout and desirable features, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

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

# PROPERTY INFORMATION

## ENTRANCE HALL

## STUDY
7'4" x 9'5" (2.26 x 2.89)

## KITCHEN
6'0" x 9'11" (1.83 x 3.03)

## UTILITY ROOM
4'2" x 6'1" (1.29 x 1.86)

## W.C.
2'9" x 6'0" (0.86 x 1.85)

## LOUNGE
13'11" x 11'11" (4.26 x 3.65)

## LANDING

## BEDROOM 1
14'0" x 10'11" (4.27 x 3.33)

## BEDROOM 2
10'11" x 8'9" (3.35 x 2.69)

## BATHROOM
7'6" x 5'10" (2.31 x 1.79)

## GARDEN

## COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : B YEARLY £1736

## 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!















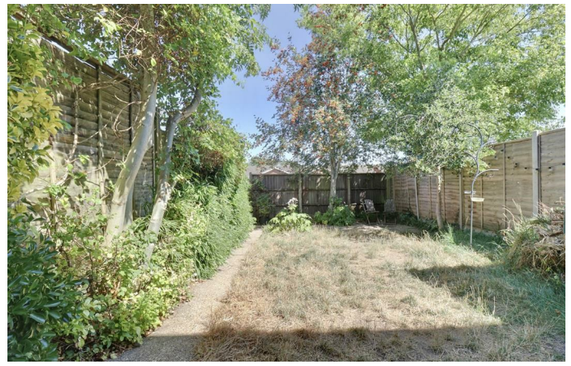

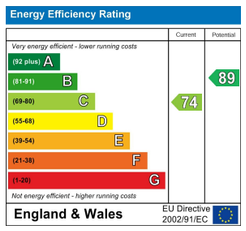


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