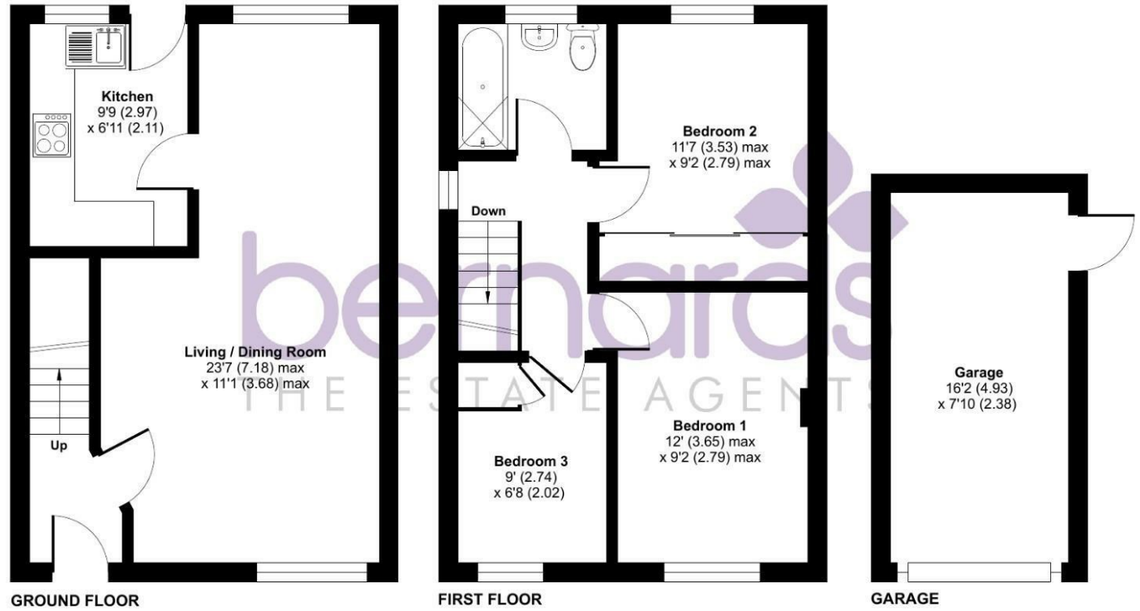
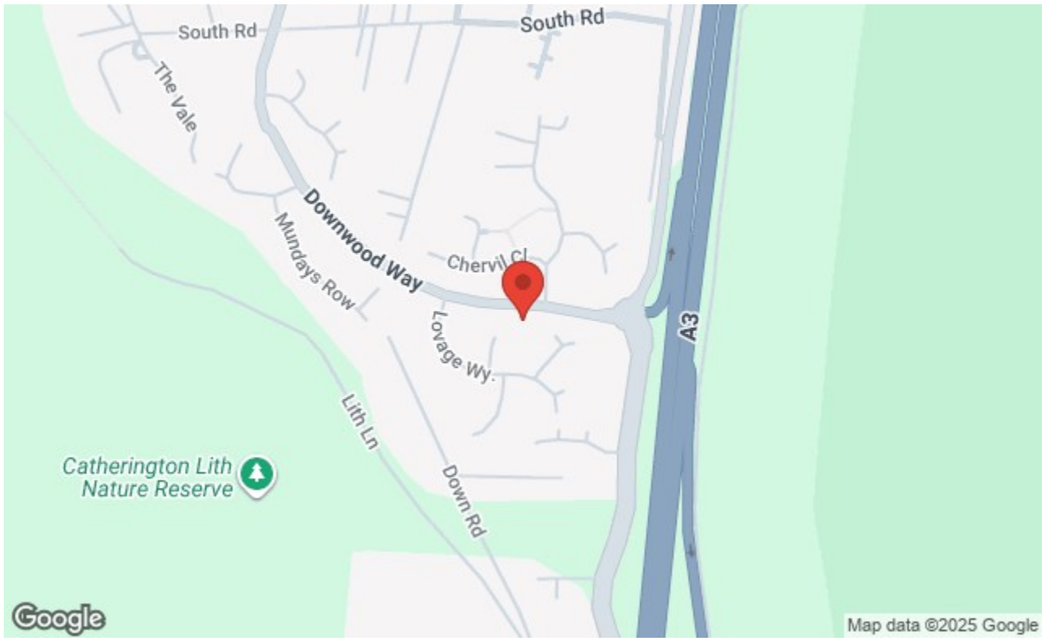
# Lovage Way, Waterlooville, PO8

Approximate Area = 722 sq ft / 67 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 848 sq ft / 78.7 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1333531




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

FOR SALE

## Guide Price £325,000

Lovage Way, Waterlooville PO8 0JG

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## HIGHLIGHTS

- THREE BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- GARAGE
- FITTED KITCHEN
- FAMILY BATHROOM
- LOUNGE/DINER
- EPC RATING C
- CUL DE SAC
- VIEWING ADVISED

Nestled in the charming area of Lovage Way, Waterlooville, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house is in good order, ensuring that you can move in with ease and start enjoying your new home right away. One of the standout features of this property is the off-road parking, which adds a layer of convenience. Additionally, the garage offers ample storage or the potential for a workshop, catering to various needs.

Step outside to discover the enclosed rear garden, a private oasis where you can unwind or host summer barbecues. This outdoor space is perfect for children to play safely or for gardening enthusiasts to cultivate their green thumb.

Lovage Way is well-positioned, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This semi-detached house is not just a property; it is a place where memories can be made. Don't miss the opportunity to make this lovely house your new home.

Call today to arrange a viewing
02392 232 888
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# PROPERTY INFORMATION

## LIVING/DINING ROOM
23'6" x 12'0" (7.18 x 3.68)

## KITCHEN
9'8" x 6'11" (2.97 x 2.11)

## BEDROOM ONE
11'11" x 9'1" (3.65 x 2.79)

## BEDROOM TWO
11'6" x 9'1" (3.53 x 2.79)

## BEDROOM THREE
8'11" x 6'7" (2.74 x 2.02)

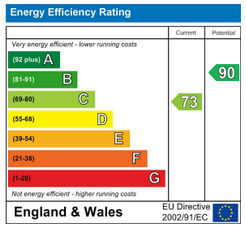
## COUNCIL TAX BAND - C

## 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.

## 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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