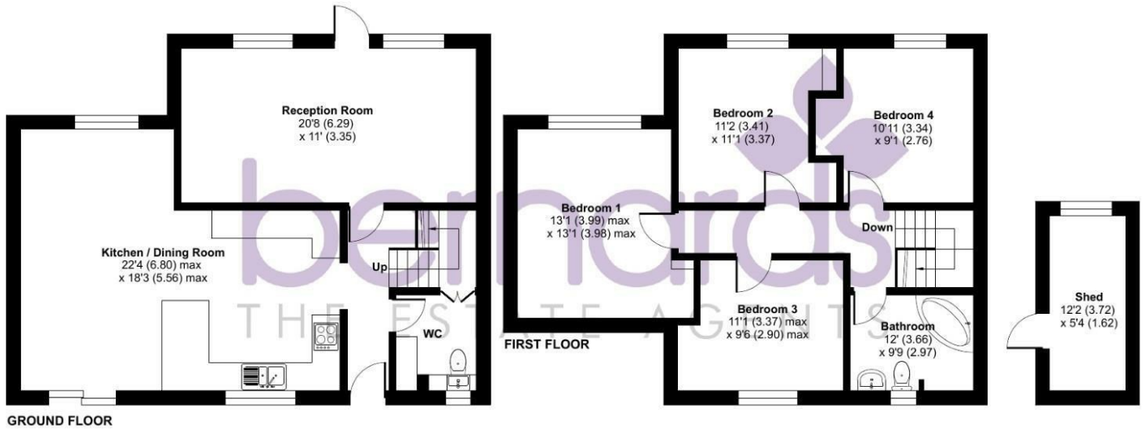
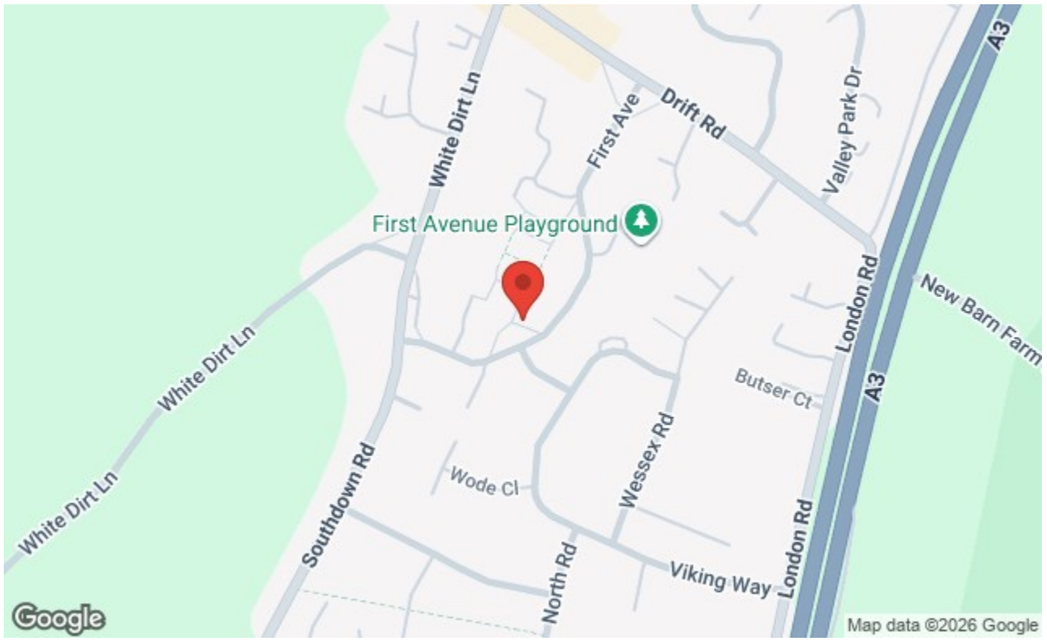
First Avenue, Catherington, Waterlooville, PO8

Approximate Area = 1337 sq ft / 124.2 sq m
Outbuilding = 65 sq ft / 6 sq m
Total = 1402 sq ft / 130.2 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1451019



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

FOR SALE

Guide Price £400,000

First Avenue, Waterlooville PO8 0JR

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4 1 2

HIGHLIGHTS

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS W.C.
- FAMILY BATHROOM
- KITCHEN/DINER
- OFF ROAD PARKING
- CLOSE TO SHOPS
- CLANFIELD LOCATION
- COUNTRYSIDE VIEWS
- ACCESS TO A3 WITH LINKS TO LONDON

Nestled in the charming area of Catherington, Waterlooville, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,402 square feet, the property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is the open-plan kitchen diner, which creates a warm and inviting atmosphere for family gatherings and culinary adventures. The convenience of a downstairs W.C. adds to the practicality of the layout, making daily life that little bit easier.

Upstairs, you will find four well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The property is complemented by a family bathroom, ensuring that all your needs are met.

Outside, the garden provides a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, a storage shed offers a practical solution for keeping your garden tools and equipment neatly organised.

Parking is available for one vehicle, adding to the convenience of this lovely home. With its desirable location and thoughtful design, this property is an excellent opportunity for families or those seeking a spacious residence in a friendly community. Do not miss the chance to make this house your home.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/DINER
22'3" x 18'2" (6.80 x 5.56)

LOUNGE
20'7" x 10'11" (6.29 x 3.35)

W.C.

LANDING

BEDROOM 1
13'1" x 13'0" (3.99 x 3.98)

BEDROOM 2
11'2" x 11'0" (3.41 x 3.37)

BEDROOM 3
11'0" x 9'6" (3.37 x 2.90)

BEDROOM 4
10'11" x 9'0" (3.34 x 2.76)

BATHROOM
12'0" x 9'8" (3.66 x 2.97)

SHED
12'2" x 5'3" (3.72 x 1.62)

GARDEN

COUNCIL TAX BAND
The local authority is Havant borough council. BAND : C YEARLY £1984

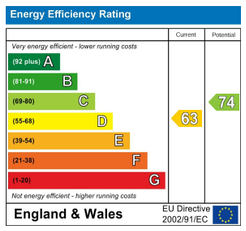
MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

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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