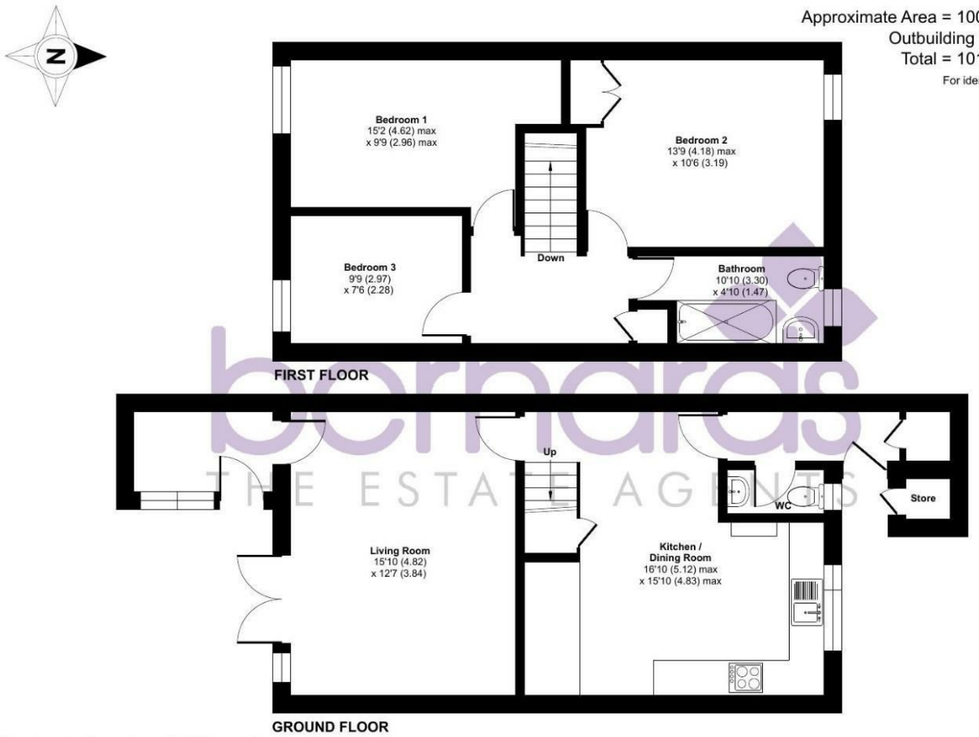
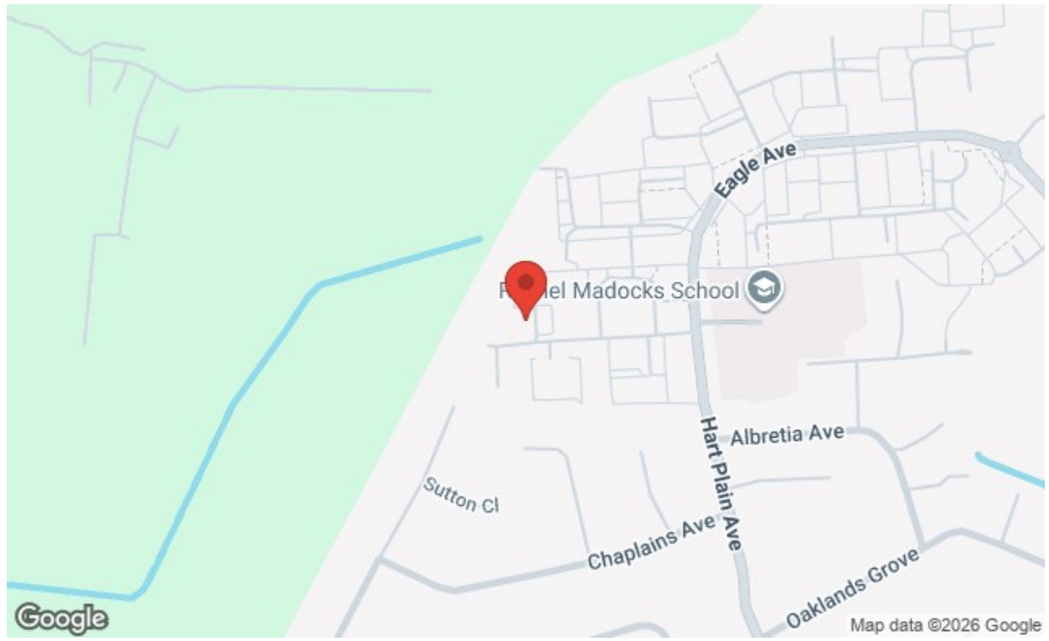
# Robin Gardens, Waterlooville, PO8

Approximate Area = 1006 sq ft / 93.4 sq m
Outbuilding = 6 sq ft / 0.5 sq m
Total = 1012 sq ft / 93.9 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: 1521952




FOR SALE

## Guide Price £260,000

Robin Gardens, PO8 9XE

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## HIGHLIGHTS

- Three Bedrooms
- End Of Terrace House
- Residential Parking
- Modern Fitted Kitchen
- Generously Sized Living Room
- Downstairs WC
- Sun-Trap Garden
- 1012 SQ FT
- Close To Local Shops & Schools
- A Must View

This charming end of terrace house presents an excellent opportunity for first-time buyers, as well as those looking to upsize or downsize. With convenient access to local schools, shops, and bus links to nearby towns and cities, this property is ideally situated for modern living.

Upon entering, you are welcomed by a spacious hallway that offers superb storage solutions, along with a convenient downstairs toilet. The heart of the home is the open-plan kitchen diner, which boasts generous cupboard space and ample room for white goods, making it perfect for family meals and entertaining. The living room is bathed in natural light, providing a warm and inviting atmosphere, and offers great space for your home furnishings. Additionally, there is a further storage area that holds the potential to be transformed into a utility room, enhancing the functionality of the home.

The first floor is home to three double bedrooms, ensuring plenty of space for family or guests. The family bathroom is thoughtfully designed, featuring a fitted bath with an overhead shower, a basin, and a WC, catering to all your bathing needs.

Externally, the property boasts an easy-to-maintain garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. There is also residential parking available for you and your guests, adding to the convenience of this family home.

In summary, this three-bedroom end of terrace house is a superb choice for those seeking a comfortable and practical living space in a well-connected location.

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

Call today to arrange a viewing
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www.bernardsestates.co.uk

# PROPERTY INFORMATION

**KITCHEN/DINING ROOM**
16'9" x 15'10" (5.12m x 4.83m)

**LIVING ROOM**
15'9" x 12'7" (4.82m x 3.84m)

**DOWNSTAIRS WC**

**BEDROOM ONE**
15'1" x 9'8" (4.62m x 2.96m)

**BEDROOM TWO**
13'8" x 10'5" (4.18m x 3.19m)

**BEDROOM THREE**
9'8" x 7'5" (2.97m x 2.28m)

**BATHROOM**
10'9" x 4'9" (3.30m x 1.47m)

**ANTI MONEY LAUNDERING**
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**COUNCIL TAX BAND**
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**MORTGAGE & PROTECTION**
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**OFFER VERIFICATION PROCEDURE**
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**PROPERTY REMOVALS**
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**SOLICITOR QUOTES**
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**TENURE OF PROPERTY**
Freehold









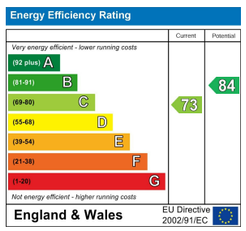













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