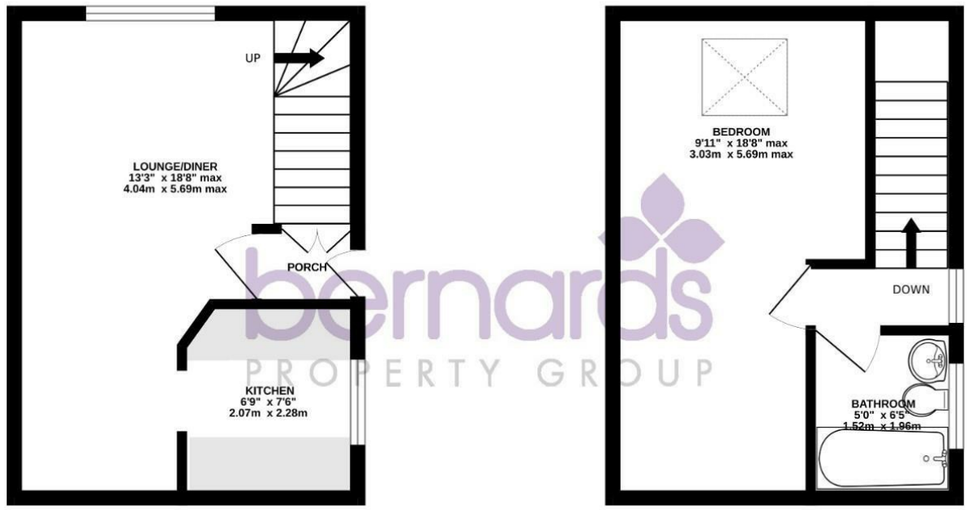
GROUND FLOOR
248 sq.ft. (23.0 sq.m.) approx.

1ST FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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 £210,000

Florentine Way, Waterlooville PO7 8JY

bernards THE ESTATE AGENTS

1 1 1

HIGHLIGHTS

- ONE BEDROOM
- LOUNGE/DINER
- KITCHEN
- STARTER HOME
- IDEAL FOR FIRST TIME BUYERS
- INVESTMENT OPPORTUNITY
- CLOSE TO AMMENTIES
- PRIVATE GARDEN
- PARKING FOR TWO CARS
- A MUST VIEW

Nestled in the charming area of Florentine Way, Waterlooville, this delightful one-bedroom freehold house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The bedroom offers a comfortable retreat, while the bathroom is conveniently located to serve both residents and visitors. One of the standout features of this home is the private garden, providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air.

Additionally, the property benefits from off-road parking, ensuring that you have a secure place for your vehicle. This house combines practicality with charm, making it an ideal choice for those looking to step onto the property ladder or expand their investment portfolio.

With its appealing features and prime location, this home is not to be missed. Come and see for yourself the potential that awaits in this lovely Waterlooville residence.

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

PROPERTY INFORMATION

ENTRANCE PORCH

LOUNGE/DINER
13'3" x 18'8" (4.04 x 5.69)

KITCHEN
6'9" x 7'5" (2.07 x 2.28)

STAIRS TO LANDING

BEDROOM
9'11" x 18'8" (3.03 x 5.69)

BATHROOM
4'11" x 6'5" (1.52 x 1.96)

GARDEN

ALLOCATED PARKING

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.

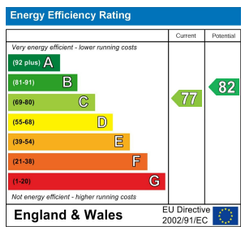
OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify your financial/Mortgage situation.

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!

COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : B / YEARLY £:1,721



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