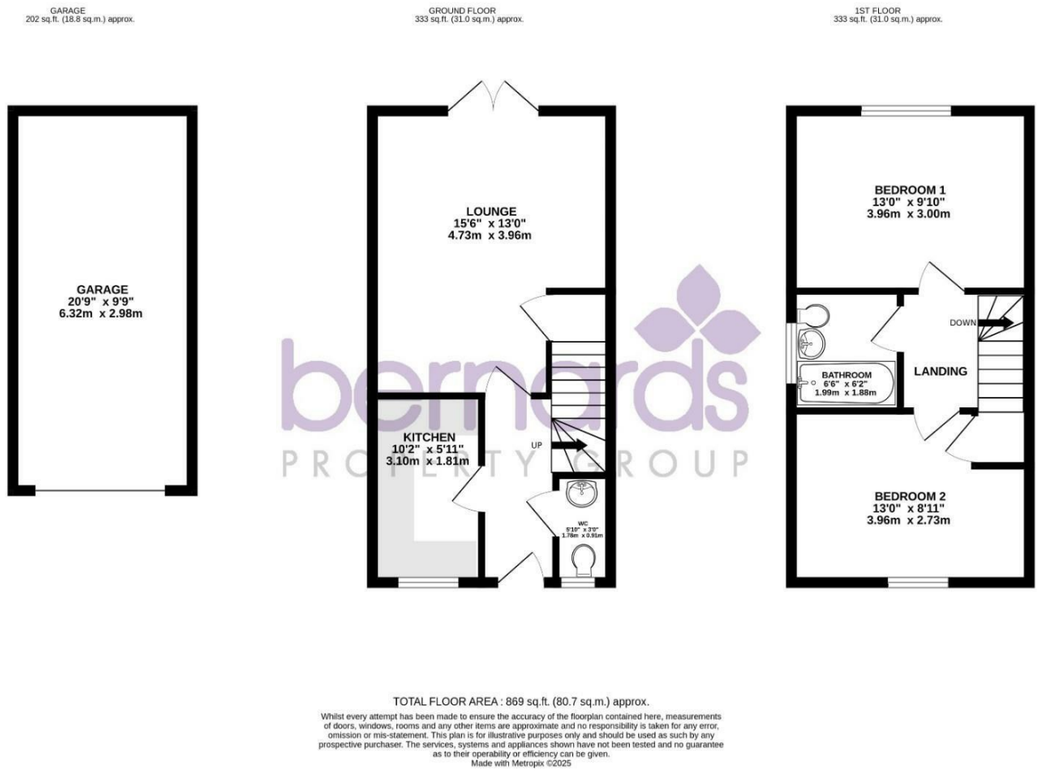


TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

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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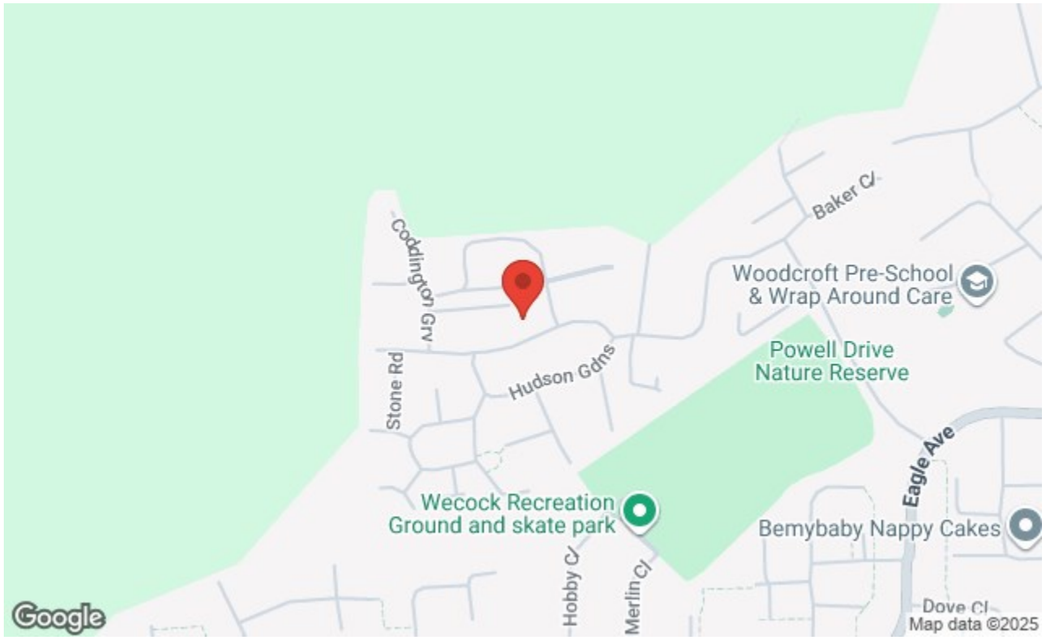



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

# Offers In Excess Of £280,000

Wilkes Way, Waterlooville PO8 9ZF

bernards THE ESTATE AGENTS

2 1 1

## HIGHLIGHTS

- TWO BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- GARAGE WITH POWER AND LIGHTING
- DOWNSTAIRS W/C
- FITTED KITCHEN
- LOUNGE DINER
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- VIEWING ADVISED

Situated on Wilkes Way, Waterlooville, this modern semi-detached house presents an excellent opportunity for first-time buyers and those seeking a comfortable home.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxing or entertaining guests. The contemporary design throughout the home creates a warm and inviting atmosphere, making it easy to envision your life here.

One of the standout features of this property is the off-road parking, complemented by a garage equipped with power and lighting, providing ample space for your vehicle and additional storage needs.

The location is ideal, offering a blend of tranquillity and accessibility, with local amenities and transport links close by.

We highly recommend scheduling a viewing to fully appreciate what this delightful home has to offer. Don't miss the chance to make this charming property your own.

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

# PROPERTY INFORMATION

**LOUNGE DINER**
15'6" x13'0" (4.72m x3.96m)

**KITCHEN**
10'2" x 5'11" (3.10 x 1.81)

**BEDROOM ONE**
9'10" x 13'0" (3.00m x 3.96m)

**BEDROOM TWO**
8'11" x 13'0" (2.72m x 3.96m)

**BATHROOM**
6'6" x 6'2" (1.99 x 1.88)

**GARAGE**
20'8" x 9'9" (6.32 x 2.98)

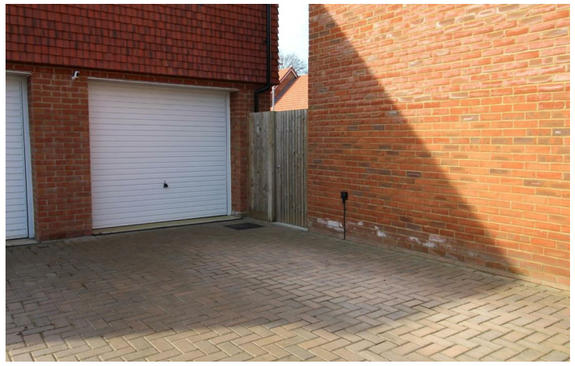
**COUNCIL TAX BAND - B**

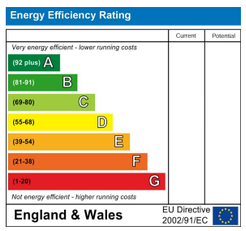
**MORTGAGE SERVICE**
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

**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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