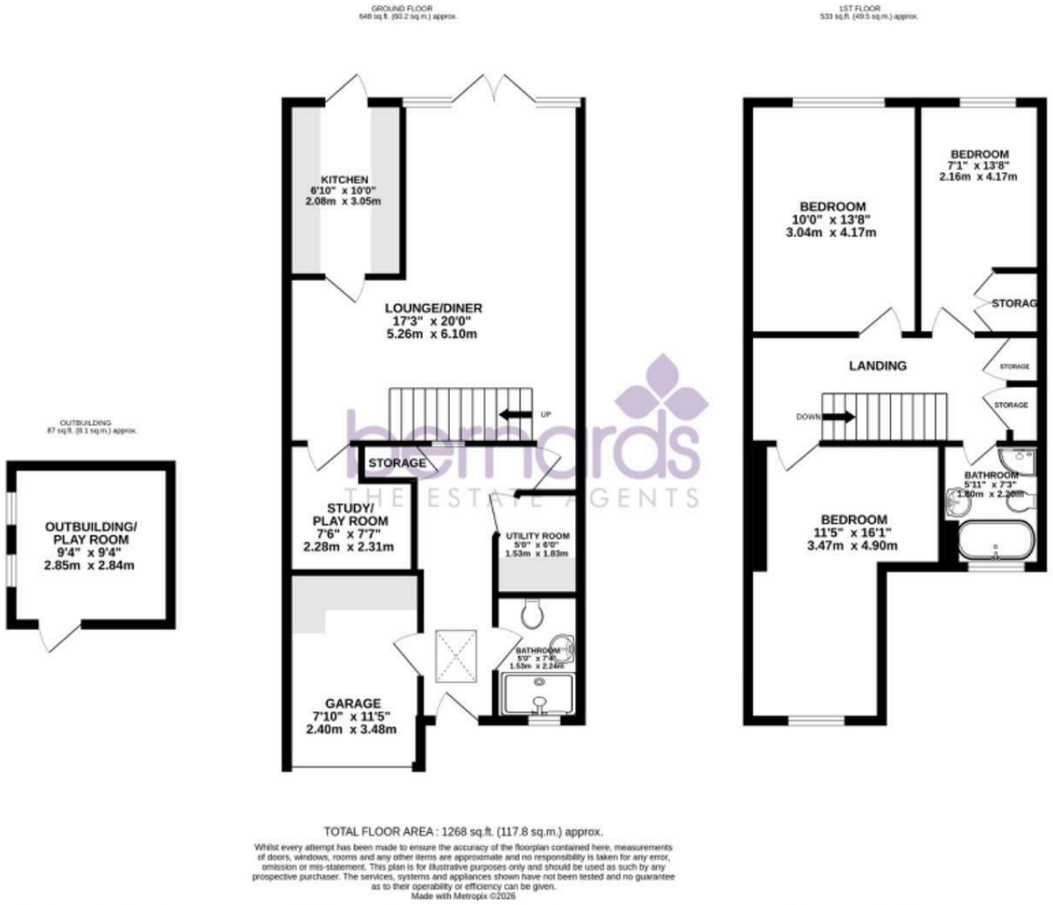


TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

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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FOR SALE

Offers In Excess Of £325,000

Marlborough Close, Hillside, PO7 5TE

bernards THE ESTATE AGENTS



3 2 2

HIGHLIGHTS

- THREE BEDROOMS
- TWO BATHROOMS
- LOUNGE / DINER
- DRIVEWAY PARKING & GARAGE
- CATCHMENT FOR PURBROOK SCHOOLS
- UTILITY ROOM
- FULLY RENOVATED AND MODERNISED THROUGHOUT
- SEPARATE OUTBUILDING/ PLAYROOM
- TOTAL FLOOR AREA APPROXIMATELY 1,268 sq. ft. (117.8 sq. m.)
- READY TO MOVE INTO & COMPLETE CHAIN

A beautifully presented three-bedroom property in Marlborough Close, which has been fully renovated throughout to offer a modern, stylish and ready-to-move-into home.

The ground floor features a spacious lounge/diner, a modernised kitchen, a separate study/playroom, a utility room and a bathroom. Upstairs, the property offers three well-proportioned bedrooms, a family bathroom and useful additional storage space.

Externally, the property benefits from a garden, providing outdoor space to relax and entertain, alongside a private driveway with parking for two cars, a garage and a separate outbuilding/playroom, offering excellent flexibility for a home office, hobbies or additional recreational space.

Having been fully modernised internally, this property is ideal for buyers seeking a contemporary home with versatile living accommodation, useful additional space and convenient off-road parking.

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
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Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE / DINER
17'3" x 20'0" (5.26 x 6.10)

KITCHEN
6'9" x 10'0" (2.08 x 3.05)

STUDY / PLAYROOM
7'5" x 7'6" (2.28 x 2.31)

UTILITY ROOM
5'0" x 12'6" (1.53 x 3.83)

SHOWER ROOM
5'0" x 7'4" (1.53 x 2.24)

BEDROOM ONE
11'4" x 16'0" (3.47 x 4.90)

BEDROOM TWO
9'11" x 13'8" (3.04 x 4.17)

BEDROOM THREE
7'1" x 13'8" (2.16 x 4.17)

BATHROOM
4'3" x 7'8" (1.30 x 2.34)

GARAGE
7'10" x 11'5" (2.40 x 3.48)

OUTBUILDING / PLAY ROOM
9'4" x 9'3" (2.85 x 2.84)

COUNCIL TAX BAND
The local authority is Havant borough council.
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 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!









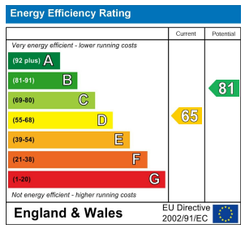












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