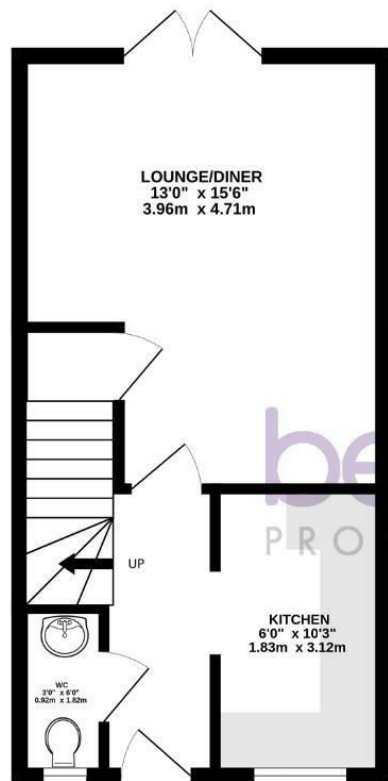
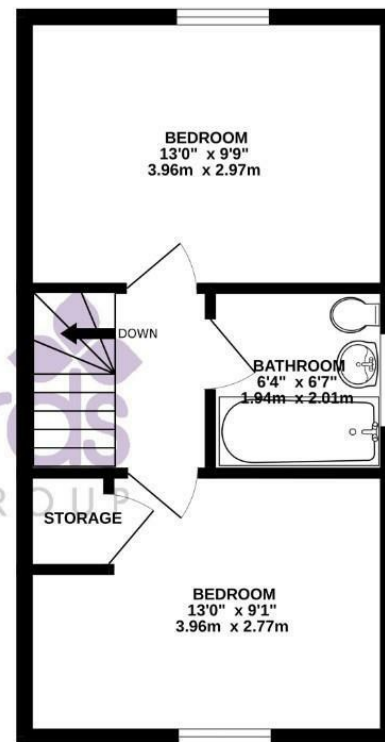


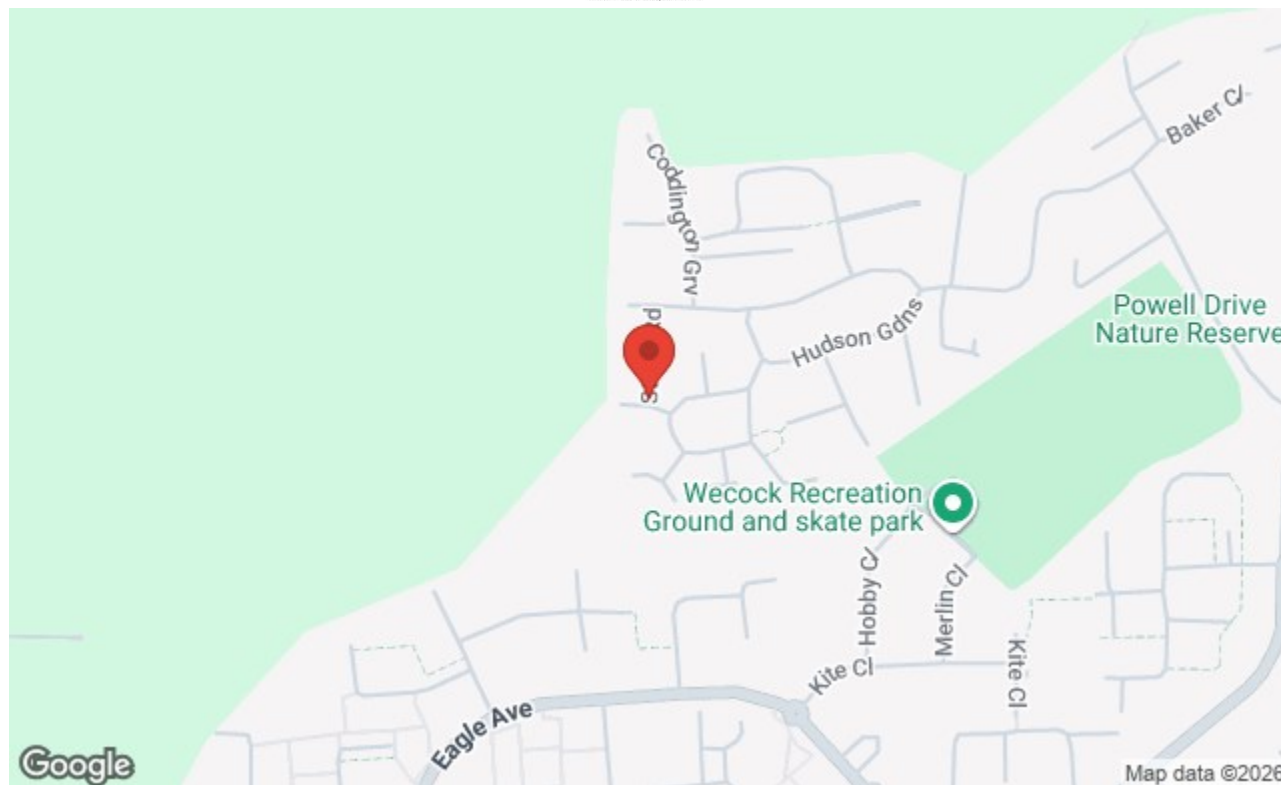
GROUND FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 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 suitability or efficiency can be given.  
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Nelson House 47 London Road, Waterloo, Hants, PO7 7EX  
 t: 02392 232 888



Offers In Excess Of £285,000

Stone Road, Waterloo, PO8 9FL



## HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ END TERRACE
- ❖ KITCHEN
- ❖ LOUNGE DINER
- ❖ BATHROOM
- ❖ GARDEN
- ❖ NO FORWARD CHAIN
- ❖ QUIET LOCATION
- ❖ TWO PARKING SPACES
- ❖ A MUST VIEW

Situated on the ever-popular Stone Road in Waterloo, this charming end-terrace home offers an excellent balance of comfort, practicality, and convenience. Measuring approximately 669 sq ft, the property is ideally suited to first-time buyers, couples, small families, or those looking for additional space.

The ground floor welcomes you into a spacious and inviting reception room, perfect for both relaxing and entertaining. To the rear, the well-appointed kitchen is both stylish and functional, complemented by the added benefit of a downstairs WC and bathroom, enhancing everyday convenience.

Upstairs, the property features two well-proportioned bedrooms, each offering comfortable living accommodation and flexibility for home working or guest space.

Externally, the home enjoys a pleasant private garden, providing an ideal spot to unwind or enjoy outdoor dining. Off-road parking for two vehicles further adds to the appeal, ensuring stress-free parking for both residents and visitors.

With its attractive features, practical layout, and desirable location, this delightful end-terrace property is a must-see for anyone looking to make their home in Waterloo

Call today to arrange a viewing  
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# PROPERTY INFORMATION

**KITCHEN**  
6'0" x 10'2" (1.83 x 3.12)

**LOUNGE/DINER**  
12'11" x 15'5" (3.96 x 4.71)

**WC**  
092 x 182 (28.04m x 55.47m)

**BEDROOM**  
12'11" x 9'8" (3.96 x 2.97)

**BEDROOM**  
12'11" x 9'8" (3.96 x 2.97)

**BATHROOM**  
6'4" x 6'7" (1.94 x 2.01)

**ANTI MONEY LAUNDERING HAVANT**  
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

**HAVANT COUNCIL TAX BAND**  
Havant Borough Council:  
BAND B

**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!

**REMOVAL QUOTING**  
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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	<b>83</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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