

### Holst Way, Waterlooville, PO7

Approximate Area = 855 sq ft / 79.4 sq m  
For identification only - Not to scale



Offers In Excess Of £300,000

Holst Way, Waterlooville PO7 5SJ



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: 1442185



### HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ SEMI DETACHED HOUSE
- ❖ GARAGE
- ❖ GARDEN
- ❖ LOUNGE
- ❖ KITCHEN/DINER
- ❖ SHOWER ROOM
- ❖ OFF ROAD PARKING
- ❖ CLOSE TO WATERLOOVILLE
- ❖ ONE NOT TO BE MISSED

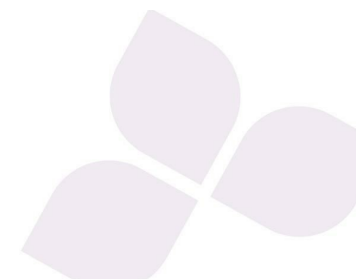
Nestled in a charming cul-de-sac in Waterlooville, this delightful three-bedroom semi-detached house in Holst Way offers a perfect blend of comfort and convenience. The property has a main reception room, including a dining space, providing ample space for relaxation and entertaining guests. The well-appointed kitchen/diner is ideal for family meals and social gatherings, making it the heart of the home.

Upstairs, you will find a modern shower room, thoughtfully designed to cater to the needs of a busy household. With three bedrooms its perfect for a growing family or investment potential.

The property also features a garage and driveway, ensuring that you have secure and convenient access to your vehicle. The location is particularly advantageous, as it is situated close to Waterlooville town centre, where you can enjoy a variety of shops, restaurants, and local amenities. There is also a woodland walk onto fields so perfect for dog walks or a family stroll.

This home is perfect for families or professionals seeking a comfortable living space in a vibrant community. With its appealing features and prime location, this property is not to be missed.

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



Call today to arrange a viewing

02392 232 888

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# PROPERTY INFORMATION

- ENTRANCE HALL**
- RECEPTION ROOM**  
14'9" x 14'0" (4.51 x 4.29)
- KITCHEN/BREAKFAST ROOM**  
14'9" x 8'0" (4.51 x 2.45)
- LANDING**
- BEDROOM 1**  
14'11" x 9'10" (4.55 x 3.00)

contact with your 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!

**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.

- BEDROOM 2**  
8'8" x 7'5" (2.66 x 2.28)
- BEDROOM 3**  
7'6" x 5'10" (2.29 x 1.79)
- SHOWER ROOM**  
6'0" x 5'5" (1.84 x 1.67)
- GARAGE**  
16'5" x 7'8" (5.02 x 2.35)
- GARDEN**

**OFF ROAD PARKING**  
**COUNCIL TAX BAND**  
The local authority is Havant borough council.  
BAND : B YEARLY £1721

**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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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