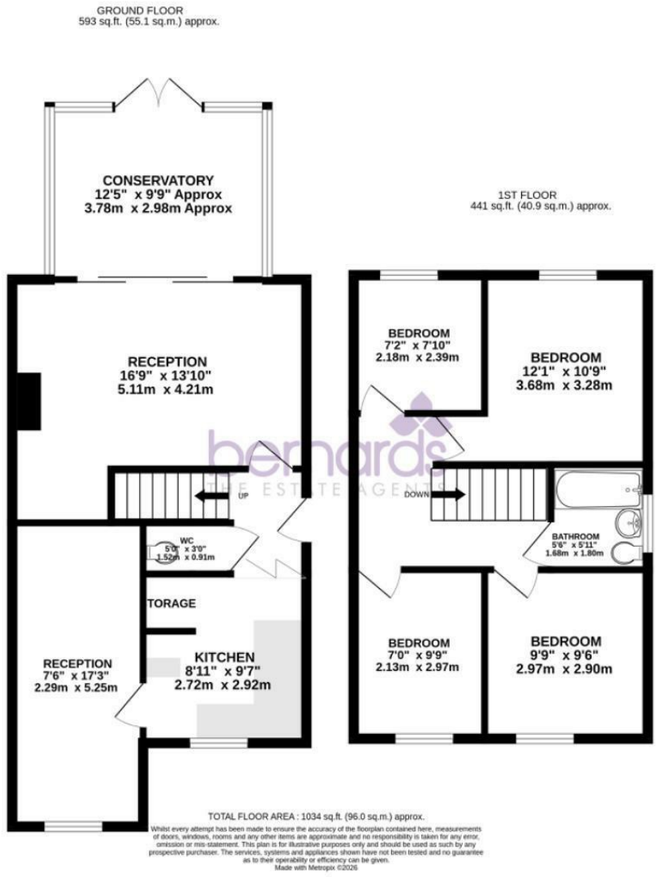






Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

# Asking Price £315,000

James Copse Road, Waterlooville PO8 9RG

bernards THE ESTATE AGENTS



4 1 2

## HIGHLIGHTS

- NO FORWARD CHAIN
- FOUR BEDROOMS
- SEMI-DETACHED HOUSE
- THREE RECEPTION ROOMS
- DOWNSTAIRS W.C
- DRIVEWAY
- CUL-DE-SAC LOCATION
- GREAT INVESTMENT OPPORTUNITY
- SOUGHT-AFTER LOCATION
- A MUST VIEW

Situated in a tranquil cul-de-sac on James Copse Road, Waterlooville, this semi-detached house presents an excellent opportunity for both families and investors alike. With four spacious bedrooms, this property offers ample room for comfortable living. The layout includes two inviting reception rooms, perfect for entertaining guests or enjoying family time, alongside a convenient downstairs WC.

The property boasts a well-appointed bathroom, ensuring that all your needs are met. The semi-detached design provides a sense of privacy while still being part of a friendly neighbourhood. Parking is a breeze with space available for up to three vehicles, making it ideal for families with multiple cars or for hosting visitors.

One of the standout features of this home is the absence of a forward chain, allowing for a smoother and quicker transaction process. This aspect is particularly appealing for those eager to settle into their new home without unnecessary delays.

Whether you are looking for a family residence or a promising investment opportunity, this property on James Copse Road is sure to impress. With its generous living space, convenient location, and potential for growth, it is a must-see for anyone seeking a new home in Waterlooville. Don't miss out on the chance to make this delightful house your own.

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

# PROPERTY INFORMATION

## ENTRANCE HALL

## RECEPTION ROOM ONE
16'9" x 13'9" (5.11 x 4.21)

## RECEPTION ROOM TWO
7'6" x 17'2" (2.29 x 5.25)

## KITCHEN
8'11" x 9'6" (2.72 x 2.92)

## DOWNSTAIRS W.C
4'11" x 2'11" (1.52 x 0.91)

## CONSERVATORY
12'4" x 13'9" (3.78 x 4.21)

## BEDROOM ONE
12'0" x 10'9" (3.68 x 3.28)

## BEDROOM TWO
9'8" x 9'6" (2.97 x 2.90)

## BEDROOM THREE
6'11" x 9'8" (2.13 x 2.97)

## BEDROOM FOUR
7'1" x 7'10" (2.18 x 2.39)

## BATHROOM
12'0" x 10'9" (3.68 x 3.28)

## GARDEN

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









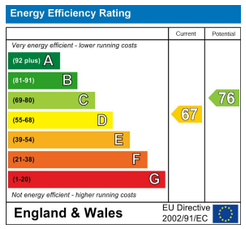













Scan here to see all our properties for sale and rent

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