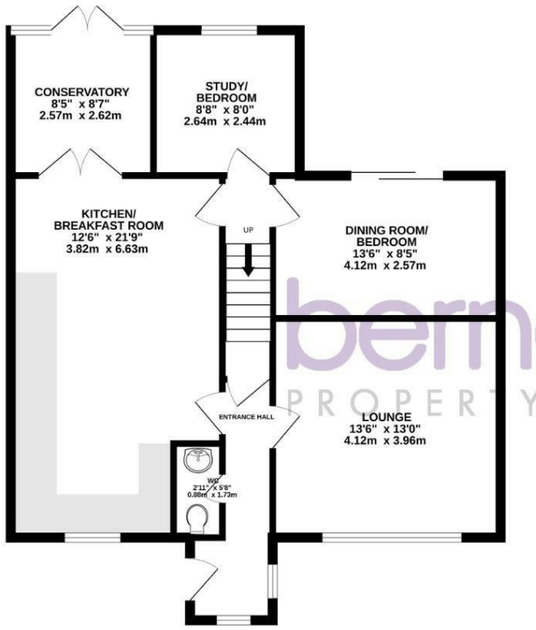
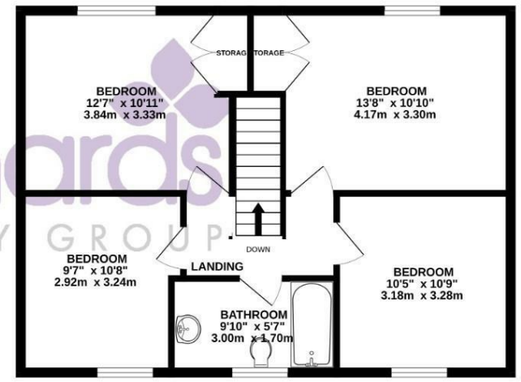
GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.




1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.




TOTAL FLOOR AREA : 1416 sq.ft. (131.6 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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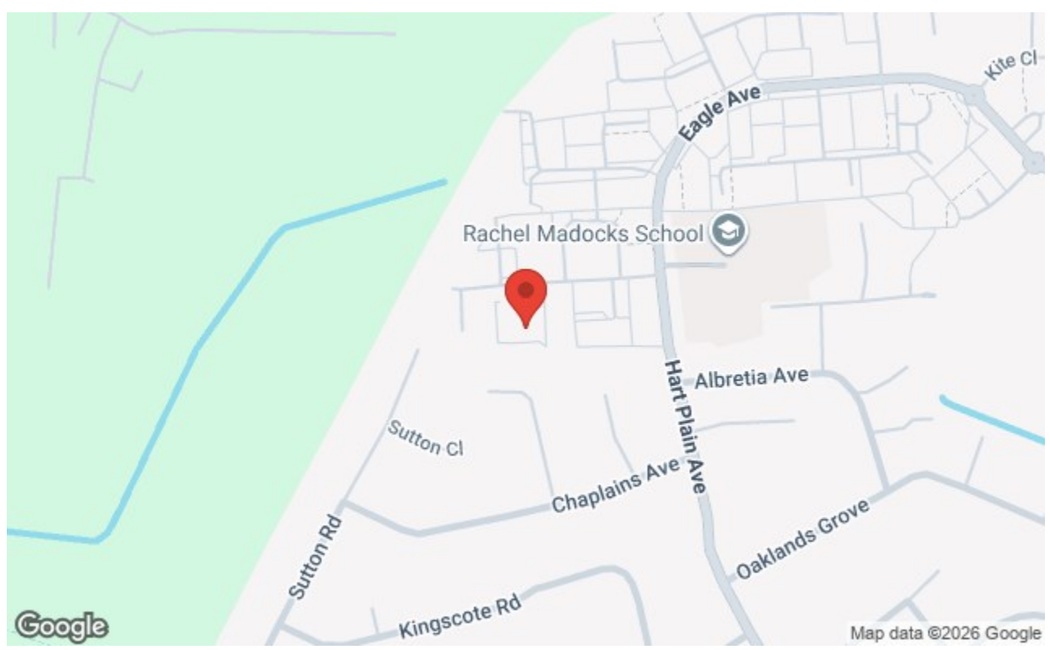


FOR SALE

# Offers In Excess Of £300,000

Robin Gardens, Waterlooville PO8 9XE

bernards THE ESTATE AGENTS



5 | 1 | 2

## HIGHLIGHTS

- Five/Six Bedrooms
- End Of Terrace House
- Generously SizedDownstairs WC
- Open-Plan Kitchen/Diner
- Conservatory
- Easy To Maintain Garden
- Large Family Bathroom
- Modern & Immaculate
- Close To Local Amenities
- A Must See!

This delightful five/six bedroom end of terrace house offers a perfect blend of space and comfort for families or those seeking a versatile living environment. Upon entering, you are greeted by a central hallway that leads into a spacious front lounge, providing ample room for furnishings and relaxation.

The heart of the home is the open-plan kitchen diner, which boasts integrated appliances and generous cupboard storage, making it ideal for both cooking and entertaining. Additionally, the property features two further reception rooms that can easily serve as extra bedrooms, a playroom for children, or a study for those who work from home. A conservatory extends the living space and provides a seamless connection to the rear garden, perfect for enjoying sunny days.

On the first floor, you will find four well-proportioned double bedrooms, with the first two bedrooms benefiting from built-in wardrobes, ensuring plenty of storage. The family bathroom is also generously sized, catering to the needs of a busy household.

Externally, the property boasts a sun-trap garden that is easy to maintain, allowing you to enjoy outdoor living without the hassle of extensive upkeep. The location offers convenient cul-de-sac parking for both residents and visitors.

This property is an excellent opportunity for those looking for a spacious and adaptable home in a friendly neighbourhood. Don't miss the chance to make it your own.

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

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# PROPERTY INFORMATION

## LOUNGE
13'6" x 12'11" (4.12 x 3.96)

## KITCHEN / BREAKFAST ROOM
12'6" x 21'9" (3.82 x 6.63)

## DINING ROOM / BEDROOM
13'6" x 8'5" (4.12 x 2.57)

## CONSERVATORY
8'5" x 8'7" (2.57 x 2.62)

## STUDY / BEDROOM
8'7" x 8'0" (2.64 x 2.44)

## WC
2'10" x 5'8" (0.88 x 1.73)

## BEDROOM
13'8" x 10'9" (4.17 x 3.30)

## BEDROOM TWO
12'7" x 10'11" (3.84 x 3.33)

## BEDROOM THREE
10'5" x 10'9" (3.18 x 3.28)

## BEDROOM FOUR
9'6" x 10'7" (2.92 x 3.24)

## BATHROOM
9'10" x 5'6" (3.00 x 1.70)

## COUNCIL TAX BAND
The local authority is Havant borough council. BAND : YEARLY £: MONTHLY £:

## 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.

## 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.

## 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.












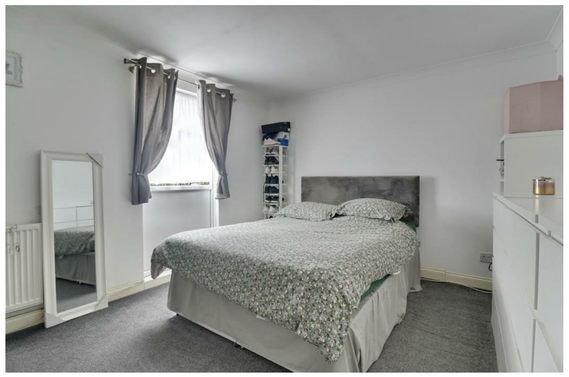







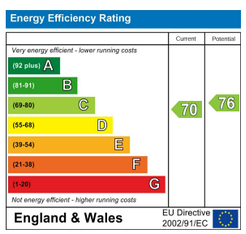


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