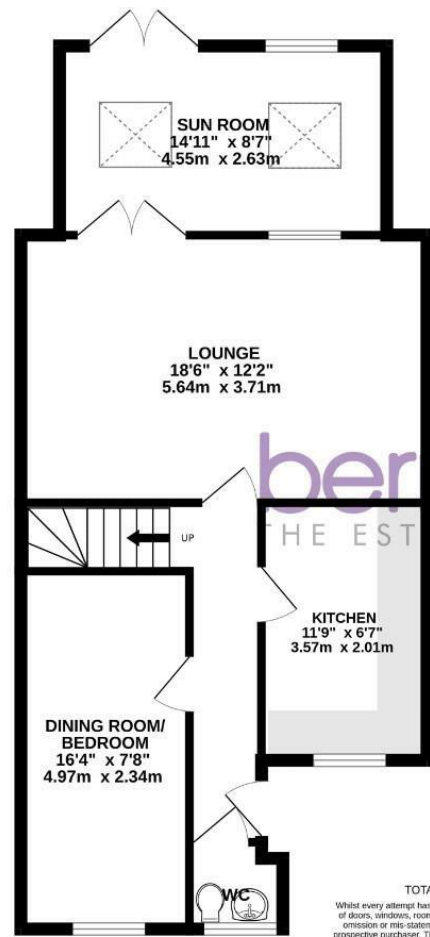
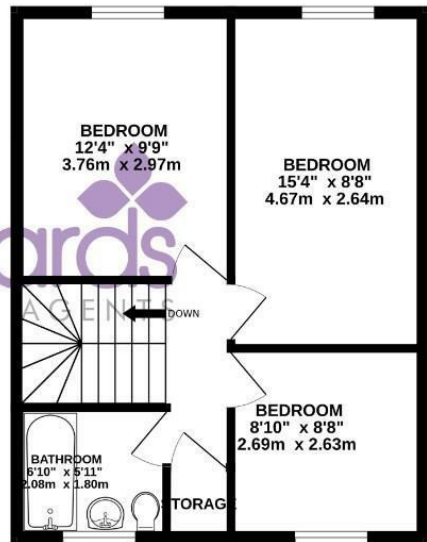


GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.

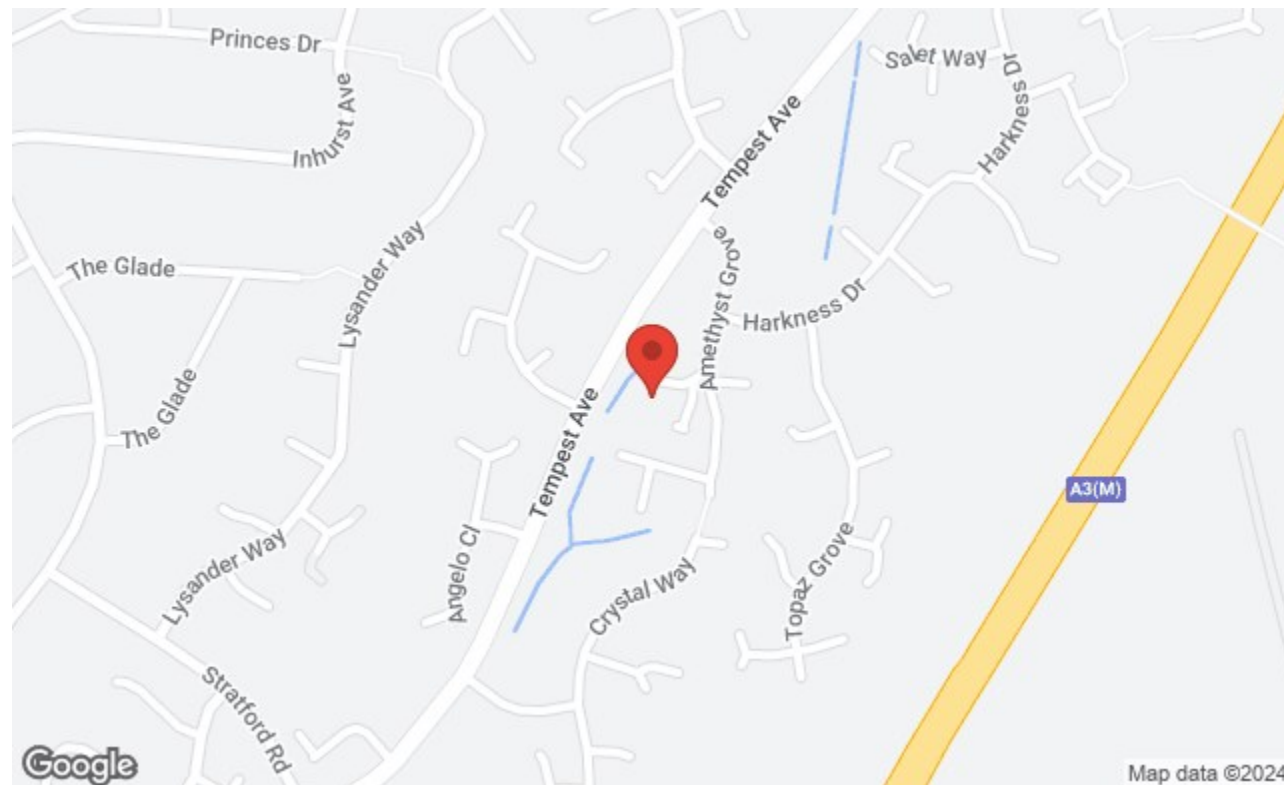


TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan 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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Offers In Excess Of £315,000

Amethyst Grove, Waterlooville PO7 8SG



4 bedrooms, 1 bathroom, 2 living areas

HIGHLIGHTS

- FOUR BEDROOMS
- EXTENDED
- GOOD SIZE FAMILY HOME
- GREAT LOCATION
- SOUTH FACING GARDEN
- DOWNSTAIRS W.C
- PARKING
- LOUNGE
- KITCHEN
- MUST VIEW

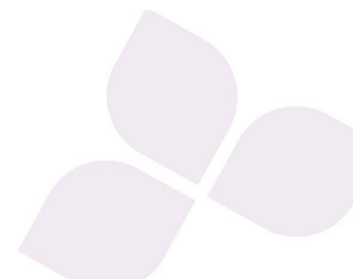
A fantastic opportunity to purchase a four bedroom family home located on the popular Tempest Estate in Waterlooville. The property has been extended to the rear and the garage converted during the owners tenure to create a wonderful home.

The property is arranged over two floors and comprises of three generous sized bedrooms, family bathroom, front aspect kitchen with good amount of cupboard/storage space, spacious lounge, converted garage offering a further reception

room/bedroom, extended sunroom with doors leading out to the mature garden which comes with rear access.

The property further boasts driveway, double glazing throughout and gas central heating. Call Bernards now to arrange your accompanied viewing.

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



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



PROPERTY INFORMATION

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 you 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!

SUN ROOM

14'11" x 8'7" (4.55 x 2.63)

LOUNGE

18'6" x 12'2" (5.64 x 3.71)

KITCHEN

11'8" x 6'7" (3.57 x 2.01)

DINING ROOM/BEDROOM

16'3" x 7'8" (4.97 x 2.34)

W.C

BATHROOM

6'9" x 5'10" (2.08 x 1.80)

BEDROOM ONE

12'4" x 9'8" (3.76 x 2.97)

BEDROOM TWO

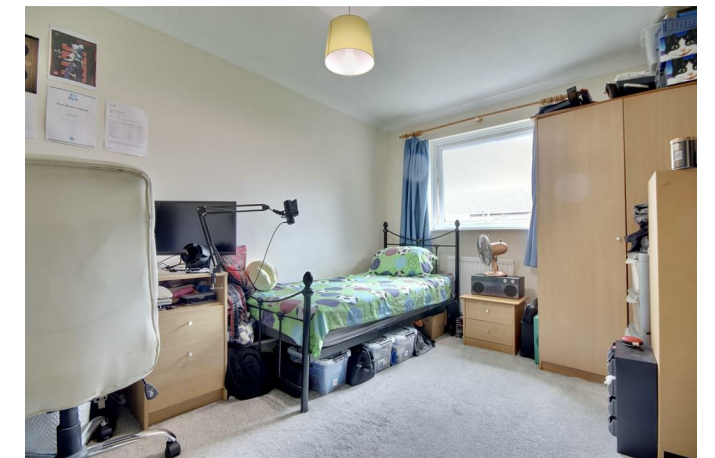
15'3" x 8'7" (4.67 x 2.64)

BEDROOM THREE

8'9" x 8'7" (2.69 x 2.63)

LOCATION

The property is well situated on the Tempest estate within walking distance of the Queens Inclosure Primary School, doctor's surgery, pharmacy, Tesco express, parks and local family pub restaurant. Access to the A3 is a few minutes away and there are great public transport links.



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 75 | 85 |
| EU Directive 2002/91/EC | | | |

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