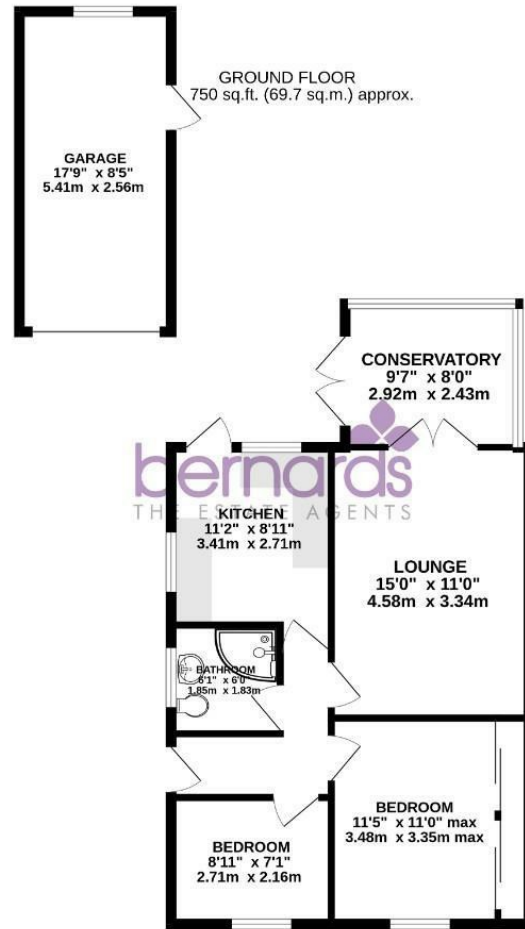


FOR SALE

Guide Price £325,000

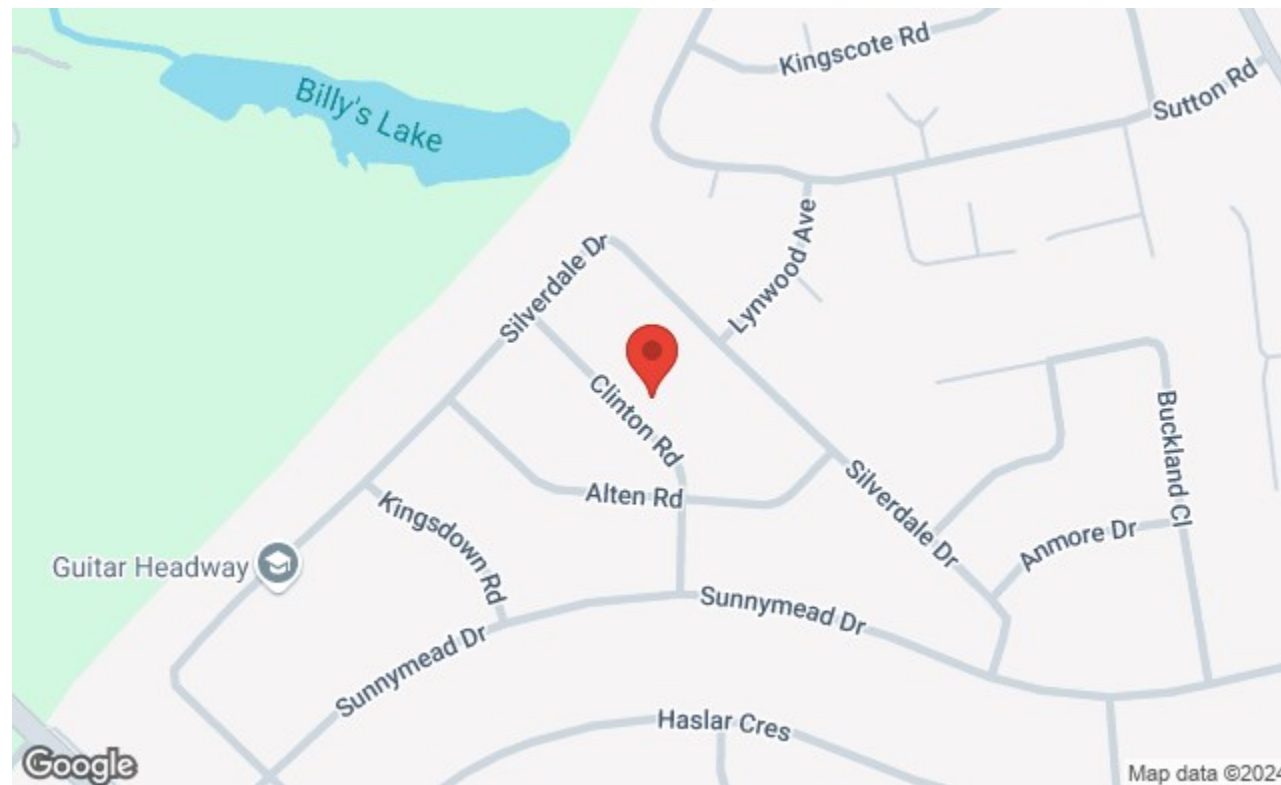
Clinton Road, Waterlooville PO7 6DT

bernards  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 750 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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2 1 1

## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ SEMI-DETACHED BUNGALOW
- ❖ IMMACULATE PRESENTATION
- ❖ SPACIOUS DRIVEWAY
- ❖ GARAGE
- ❖ CONSERVATORY
- ❖ 15FT LOUNGE
- ❖ LARGE REAR GARDEN
- ❖ SOUGHT AFTER LOCATION
- ❖ NO CHAIN

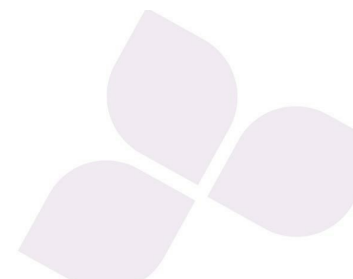
Welcome to this charming bungalow located on Clinton Road in the sought-after area of Waterlooville. This lovely property boasts a well-presented interior with a large lounge that leads through to the conservatory. The property enjoys, two bright and airy bedrooms, and a modern bathroom, making it perfect for those looking to downsize without compromising on comfort.

Situated in a great location, this semi-detached bungalow offers ample parking, including a large

driveway and a convenient garage. The property also features a delightful garden, ideal for enjoying some outdoor relaxation or entertaining guests on sunny days.

Whether you're looking to retire to a peaceful neighborhood or simply seeking a cosy home in a convenient location, this bungalow ticks all the boxes. Don't miss out on the opportunity to make this property your own.

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

**LOUNGE**  
11' x 15' (3.35m x 4.57m)

**CONSERVATORY**  
9'7" x 8' (2.92m x 2.44m)

**KITCHEN**  
11'2" x 8'11" (3.40m x 2.72m)

**BEDROOM ONE**  
11 max x 11'5" (3.35m max x 3.48m)

**BEDROOM TWO**  
8'11" x 7'1" (2.72m x 2.16m)

**BATHROOM**  
6' x 6'1" (1.83m x 1.85m)

**GARAGE**  
17'9" x 8'5" (5.41m x 2.57m)

## ANTI-MONEY LAUNDERING (AML)

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

## BERNARDS 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!

## COUNCIL TAX BAND C

## OFFER CHECK PROCEDURE

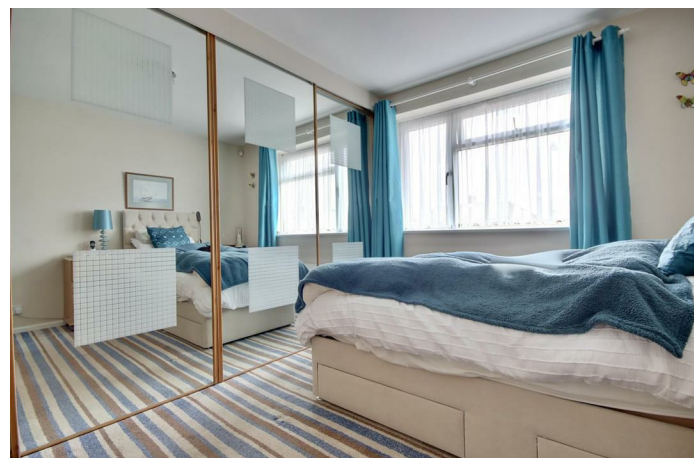
- If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## REMOVAL QUOTES

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.

## SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>89</b>
(81-91) <b>B</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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