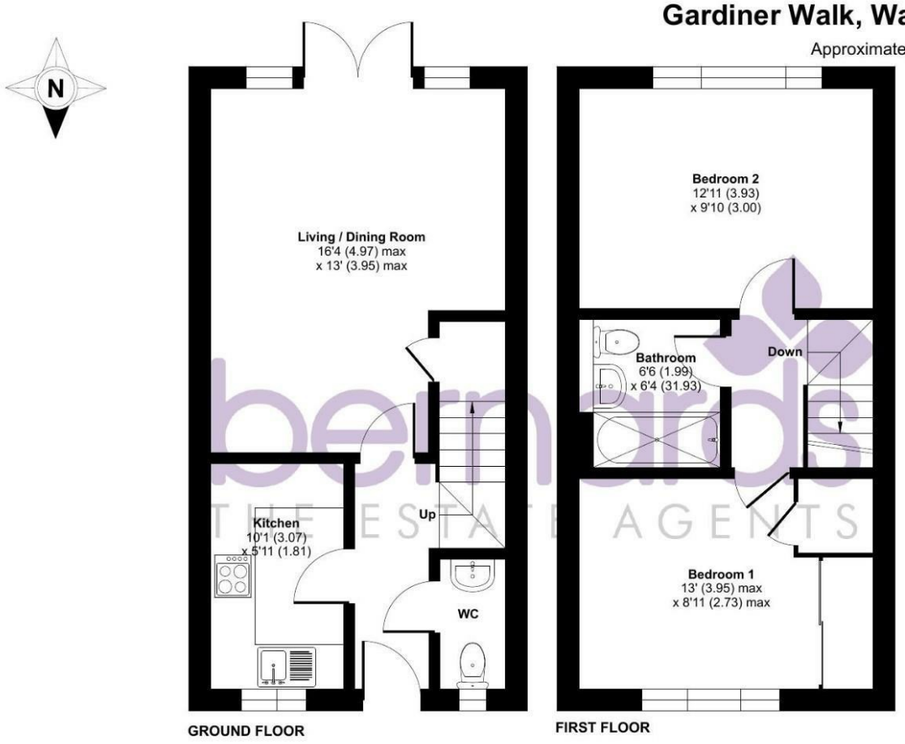
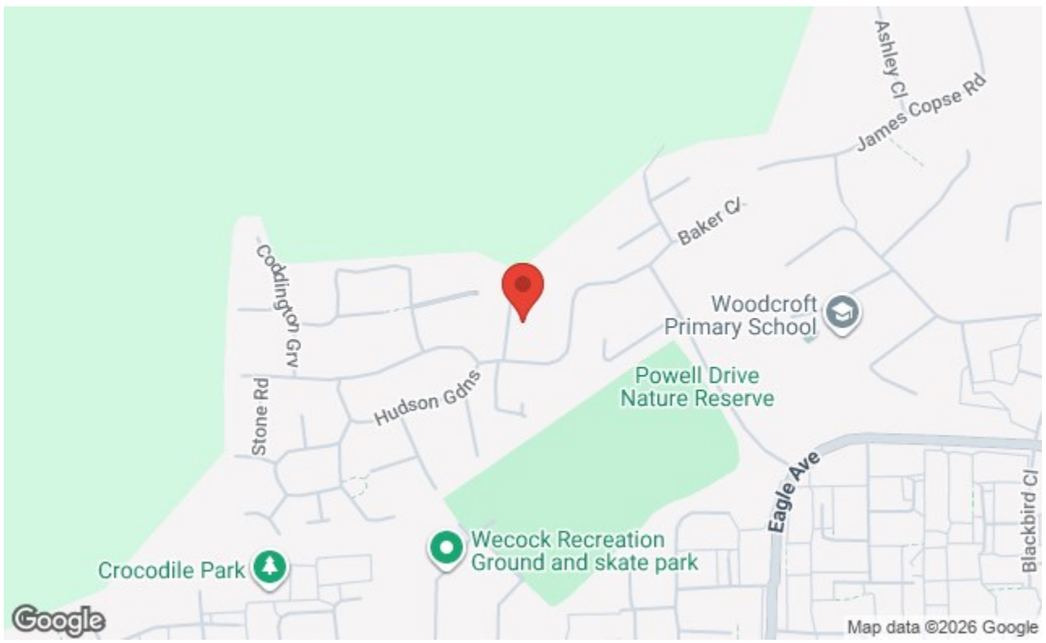
Gardiner Walk, Waterlooville, PO8

Approximate Area = 708 sq ft / 65.7 sq m

For identification only - Not to scale



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: 1528322



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

FOR SALE

Offers In Excess Of £280,000

Gardiner Walk, Waterlooville PO8 9BF

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2 1 1

HIGHLIGHTS

- Two Double Bedrooms
- Terraced House
- Modern Fitted Kitchen
- Downstairs Cloakroom
- Enclosed Rear Garden
- Allocated Parking
- Cul-De-Sac Location
- Close To Schools & Local Shops
- Direct Bus Links To Nearby Towns and City Centres
- A Must View!

Nestled in a quiet corner of a cul-de-sac, this charming two-bedroom terraced house offers a delightful blend of comfort and convenience. The property is ideally situated for those seeking easy access to local schools, shops, and the stunning South Downs National Park, perfect for outdoor enthusiasts.

Upon entering, you are greeted by a welcoming hallway that leads to all ground floor rooms. A convenient downstairs toilet is located in the hallway, enhancing the practicality of the home. The modern fitted kitchen is a highlight, boasting integrated appliances and ample cupboard space, making it a joy for any home cook. The spacious living/dining room is bathed in natural light, providing an inviting atmosphere for relaxation or entertaining. Patio doors open onto a sun-trap garden, ideal for enjoying warm summer days.

The first floor features two generously sized double bedrooms, each equipped with fitted wardrobes and additional storage space, ensuring that you have plenty of room for your belongings. The bathroom is well-appointed, featuring a fitted bath with an overhead shower, a basin, and a WC, catering to all your needs.

Externally, the property boasts an easy-to-maintain garden, complete with a patio area perfect for barbecues and outdoor gatherings. Additionally, there is allocated parking, providing added convenience.

This delightful terraced house is an excellent opportunity for those looking for a comfortable home in a peaceful setting, with all the amenities and natural beauty that Waterlooville has to offer.

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

PROPERTY INFORMATION

KITCHEN
10'0" x 5'11" (3.07m x 1.81m)

LIVING ROOM
16'3" x 12'11" (4.97m x 3.95m)

DOWNSTAIRS CLOAKROOM

BEDROOM ONE
12'11" x 8'11" (3.95m x 2.73m)

BEDROOM TWO
12'10" x 9'10" (3.93m x 3.00m)

FAMILY BATHROOM
6'6" x 6'3" (1.99m x 1.93m)

ANTI MONEY LAUNDERING
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

COUNCIL TAX BAND
BAND B

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!

OFFER VERIFICATION 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.

PROPERTY REMOVALS
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 QUOTES
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.

TENURE OF PROPERTY
Freehold









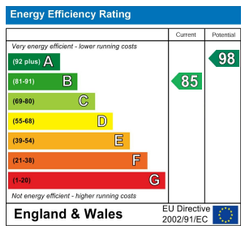












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