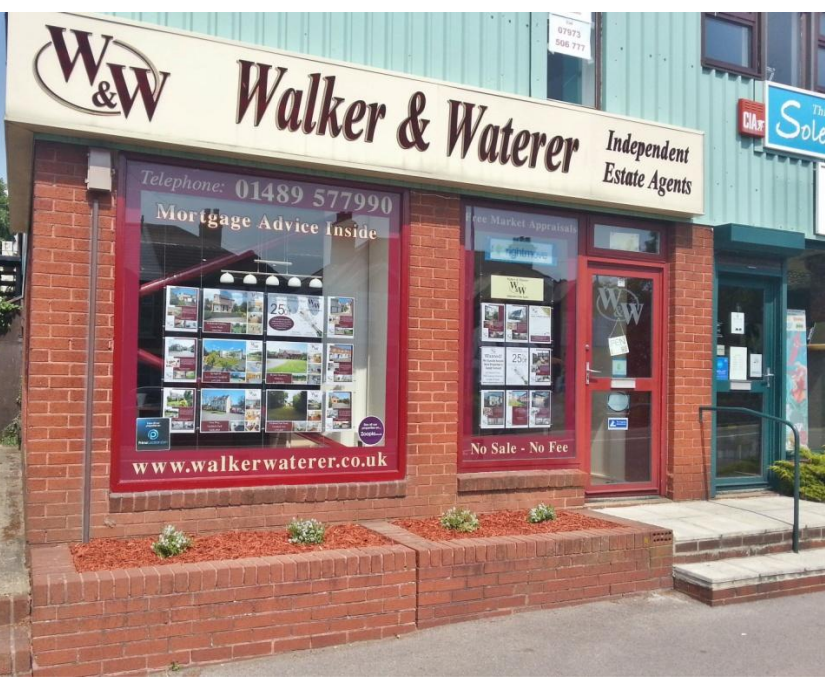




Walker & Waterer

Independent Estate Agents

Park Gate Office ■ Whiteley Office ■ London Office
01489 577990 01489 580800 0207 0791592



20E Bridge Road,
Park Gate SO31 7GE
01489 577990

Walker & Waterer founded in the millennium year of 2000, we specialise in residential sales and lettings, mortgage services and new homes.

Our Park Gate office opened in 2001 and offers main A27 location. Covering a wide area of the towns and villages between Southampton & Portsmouth.

Ben Waterer
Director

ben@walkerwaterer.co.uk



Karlie Portlock
Sales Negotiator

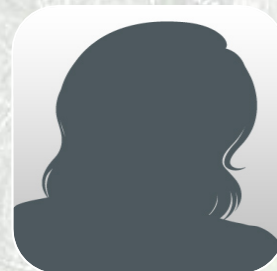
karlie@walkerwaterer.co.uk



Olivia Stiles

Secretary

olivia@walkerwaterer.co.uk



Hollie Smith

Part Time Sales Negotiator

parkgate@walkerwaterer.co.uk



Welcome to
whiteley

Whiteley Shopping Centre,
 Whiteley PO15 7PD
01489 580800

Our Whiteley Office is situated in the busy 'Whiteley Shopping Centre' which opened in 2013. This office can give your property unrivalled exposure to the thousands of people that visit the Shopping Centre each day.



Paul Walker
 Director
 paul@walkerwaterer.co.uk



Tom Clarkson
 Valuations Manager
 tom@walkerwaterer.co.uk



Kate Miles
 Lettings Negotiator
 kate@walkerwaterer.co.uk



Caroline Clifton
 Part Time Sales Negotiator
 caroline@walkerwaterer.co.uk



Maria Nixon
 Part Time Sales Negotiator
 maria@walkerwaterer.co.uk

The most important tools to selling your home...

Viewings strictly by appointment.

To arrange a viewing on this property please call:

Whiteley Office
01489 577990

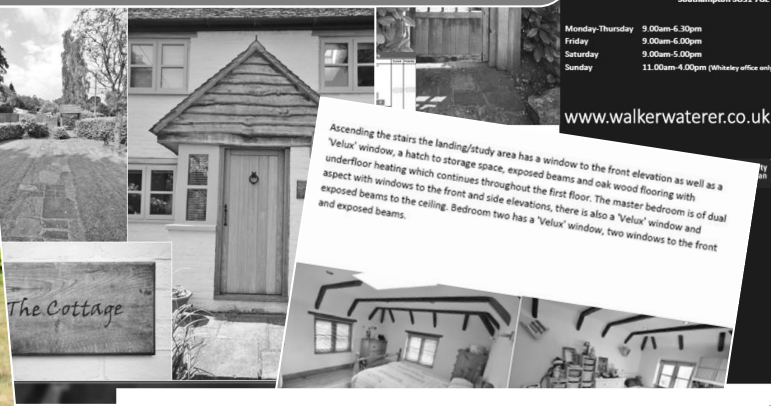
E14 Whiteley Shopping Centre,
Whiteley, Fareham PO15 7FD

Park Gate Office
01489 577990

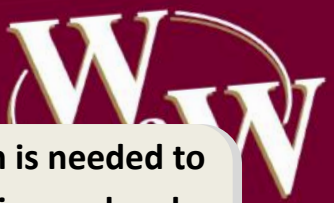
20e Bridge Road, Park Gate
Southampton SO31 7GE

Monday-Thursday 9.00am-6.30pm
Friday 9.00am-6.00pm
Saturday 9.00am-5.00pm
Sunday 11.00am-4.00pm (Whiteley office only)

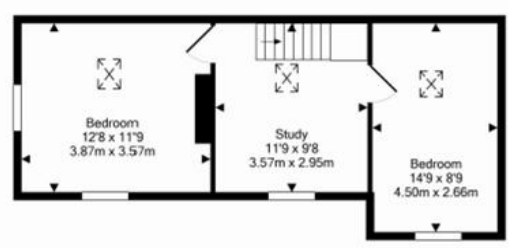
www.walkerwaterer.co.uk



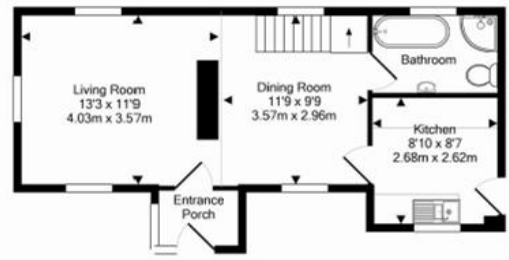
The Cottage, Station Road,



We know what presentation is needed to create the best first impression and make the most of those vital first few days on the market.



1st floor
Approx. Floor Area 386 Sq Ft. (35.9 Sq M.)



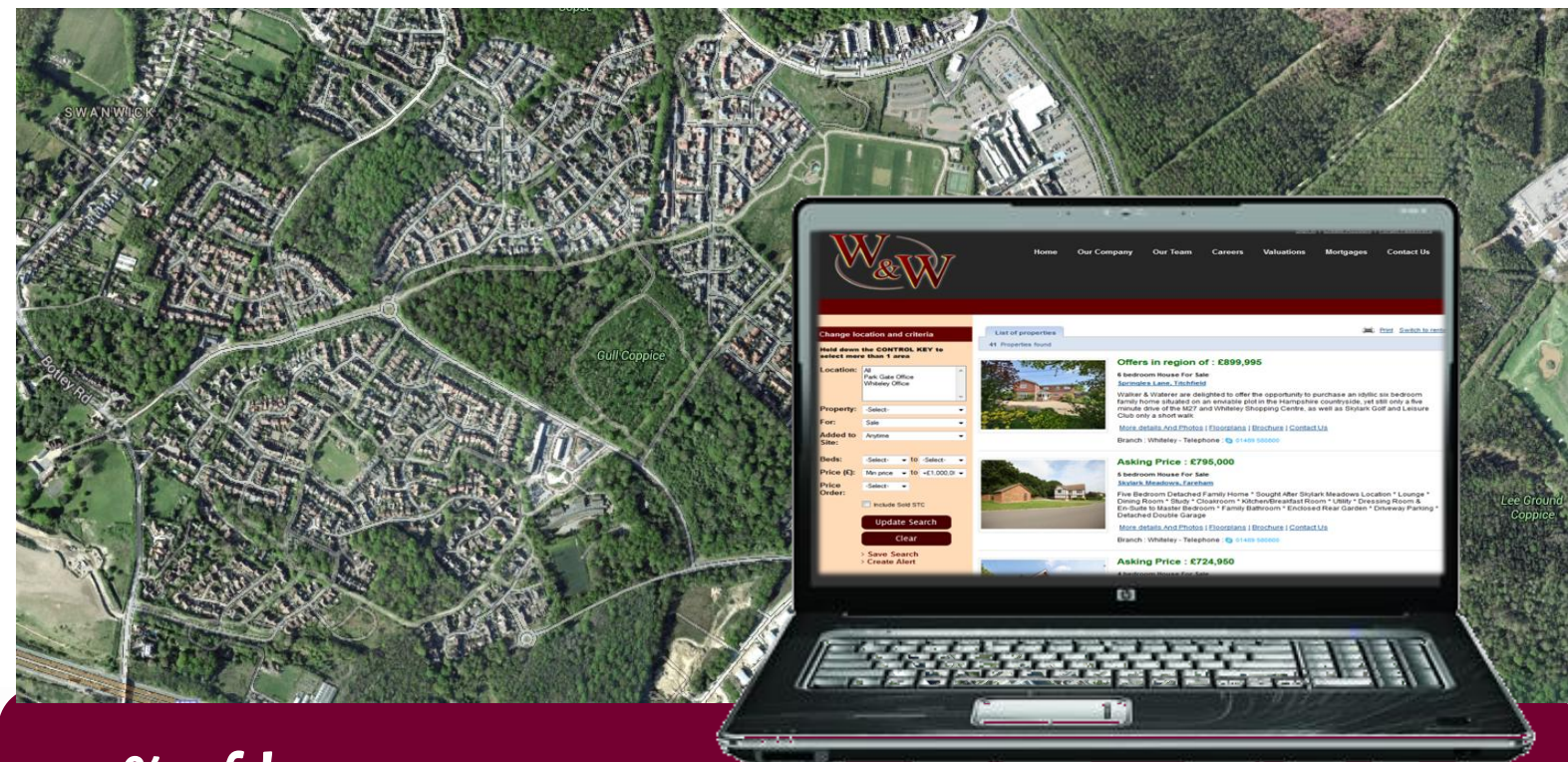
Ground floor
Approx. Floor Area 406 Sq Ft. (37.7 Sq M.)

Total Approx. Floor Area 792 Sq Ft. (73.6 Sq M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 02014

We always use as many photos as we can on our property particulars and most importantly a floor plan.

We use high end equipment as well as image enhancing software to get the best out of each photo!

Floor plans are key to marketing a property; they enable potential buyers to build a more accurate image of your property before viewing and for people who might not be taken by a photo will see that the accommodation is exactly what they are after!



97% of home movers start looking for a new home on the internet.*

At Walker & Waterer we have embraced the shift from newspaper advertising to online and always endeavour to put as much information about each property as possible onto each website. That way people have an excellent idea of what the property is like before they view, and cuts down on wasted viewings.

Social media also plays a part in the promotion of your home; we have specialist Facebook and Twitter pages.



With the New Year comes the launch of a major new UK property portal called OnTheMarket.com, which will compete head-on with Rightmove and Zoopla.

At Walker & Waterer, we pride ourselves on being progressive in our approach and we are delighted to have joined thousands of other prominent national, regional and local independent estate and letting agents in supporting the most important new venture of its type in many years.



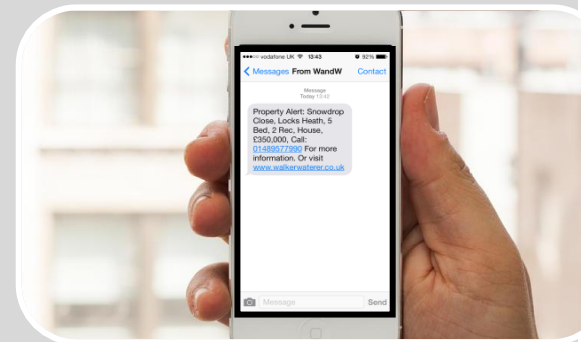
www.walkerwaterer.co.uk

5



Where do we get our buyers from?

- ✓ Our existing and extensive database of applicants
- ✓ 'For Sale' boards
- ✓ Internet advertising
- ✓ Walk-in to our unrivalled prominent office locations
- ✓ The national network of Guild referrals
- ✓ Our in house magazine
- ✓ Leaflets



We have a complete software package that manages all of our properties. The system uploads to multiple websites with just a few clicks and sends SMS texts and emails with details of your property to all of the suitable applicants we have on our database.

6



Appointments will be accompanied wherever and whenever possible, enabling us to gauge honest opinions from potential purchasers.

We will always endeavour to deliver feedback within 48 hours of the viewing, be it positive or negative.

We are members of the Guild of Professional Estate Agents, connecting us to a national network of over 750 independent estate agents.

The Guild exclusively appoint one member per area which means all members are carefully selected and adhere to the same code of conduct. It also means that we are able to offer you a national network of estate agents whilst you still receive an 'independent' service.

A further benefit of being a Guild member is the National Property Centre, situated on Park Lane, London. All of our properties can be accessed via a touch screen display in the windows.

Over **750** Offices

7

Marketing **65,000** Properties



The No. **1** Independent Estate Agency Network



Your property can be promoted throughout the pages of our magazine which is produced every 6 weeks.

The regional publication is distributed by all member agents within each region, giving your property excellent coverage.

The lifestyle magazine features articles alongside our properties and is distributed throughout the local area.



Local Knowledge, National Coverage



Titchfield Abbey



Victoria Country Park

10



Whiteley Fountains



River Hamble with Pink Ferry



We are pleased to announce that we are now able to provide you with access to whole of the market mortgage advice from Harrison Gray Financial Services Ltd.

Don't get bogged down and confused, we realise that not all mortgages suit all customers, and with thousands of schemes to choose from the choice can be a complicated one. Harrison Gray will source the mortgage that best suits your needs and budget, and guide you through the whole process to ensure your application is a smooth successful one.

We can arrange appointments at our Park Gate Office, our Whiteley Office or in the comfort of your own home, at a time to suit you.

Please contact Tim Harrison on 01489 577990 with any questions or to make an appointment.

Harrison Gray can provide you with advice in any of the following areas:

- Mortgages
- Re-Mortgages
- Buy-to-Let
- Buildings Insurance
- Life Assurance
- Moving Costs
- Accident, Sickness & Unemployment Cover
- Contents Insurance
- Family Income Benefit
- Critical Illness Cover

Mortgage Loan Agreement

APPROVED

Your home may be repossessed if you do not keep up repayments on your mortgage.

Harrison Gray Financial Services Ltd is an Appointed Representative of Mortgage Intelligence which is authorised and regulated by the Financial Services Authority under number 305330 in respect of mortgage and insurance mediation activities only.

Registered address: Bank House, Bank Street, Bishops Waltham, SO32 1GP. Registered in England & Wales under number registration number 08179438.



Park Gate Office



01489 577990

Whiteley Office



01489 580800

www.walkerwaterer.co.uk