



OIEO £425,000
Pakenham Road
Waterlooville, PO7 3BY

PROPERTY SUMMARY

Offers in Excess of £425,000. Located on the popular 'Berewood' development in Waterlooville, we are delighted to offer for sale this immaculate 4 bedroom detached family home in Pakenham Road. This property is sure to attract immediate interest and early viewing is very strongly advised. The property benefits from the remainder of the NHBC warranty. Additional benefits include 2 bathroom suites, a open plan kitchen/diner, separate lounge and an additional W.C. Externally there is a garage with own driveway and a south facing rear garden. To arrange your viewing contact us today!





ENTRANCE HALL Radiator, storage cupboard.

WC Window to side aspect, radiator, hand wash basin.

LOUNGE 16' 5" x 13' 6" (5m x 4.11m) Window to front aspect, radiator.

KITCHEN/DINER 18' 0" x 13' 6" (5.49m x 4.11m) Windows and door to the rear aspect, radiator, a range of wall and base units incorporating sink with drainer unit, storage cupboard housing boiler with space and plumbing for washing machine, space and plumbing for dish washer and space for fridge freezer, built in oven with hob and extractor fan over.

LANDING Radiator, storage cupboard, access to loft.

BEDROOM 1 12' 3" x 9' 8" (3.73m x 2.95m) Window to front aspect, radiator, fitted wardrobes, door to:

ENSUITE Heated towel rail, shower cubicle, wash hand basin, W.C, extractor fan.

BEDROOM 2 10' 11" x 8' 6" (3.33m x 2.59m) Window to rear aspect, fitted wardrobes, radiator.

BEDROOM 3 8' 10" x 7' 5" (2.69m x 2.26m) Window to front aspect, fitted wardrobes, radiator.

BEDROOM 4 8' 9" x 6' 6" (2.67m x 1.98m) Window to rear aspect, fitted wardrobes, radiator.

BATHROOM Window to side aspect, panelled bath, wash hand basin, heated towel rail, W.C, extractor fan.

OUTSIDE

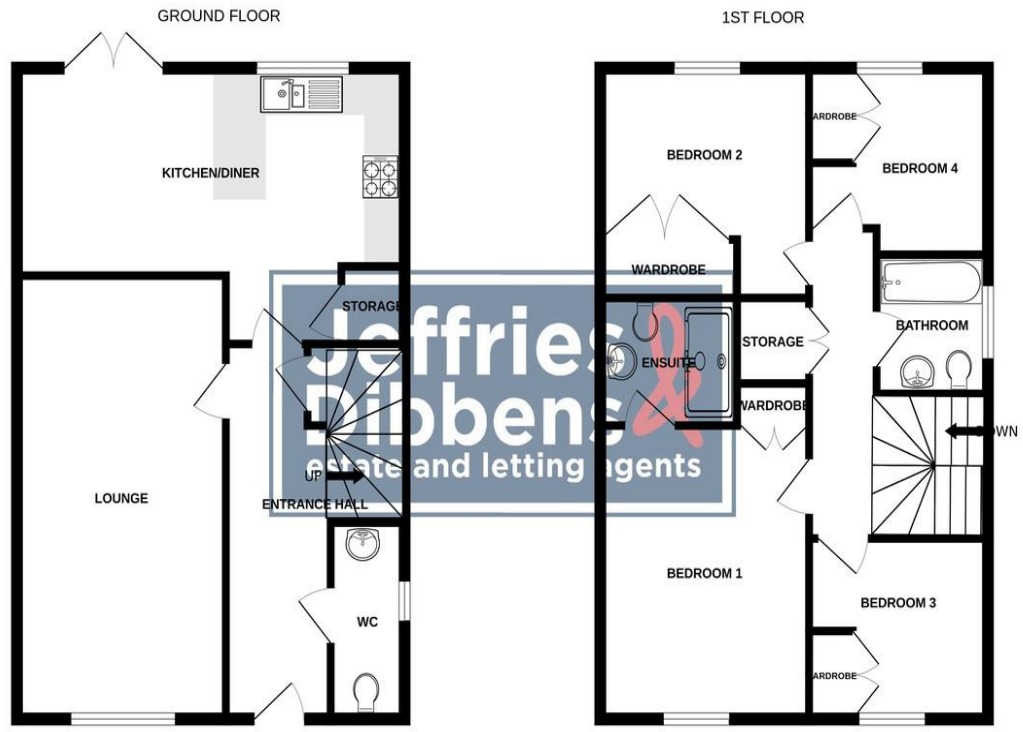
REAR GARDEN Mostly laid to lawn, patio area, gated side access, private door leading to:

GARAGE 21' 2" x 9' 11" (6.45m x 3.02m) Up and over garage door, power and light, private door leading to garden, window to rear aspect.

FRONT GARDEN Block paved driveway providing off road parking.

AGENTS NOTE Council Tax: Winchester City Council - Band D





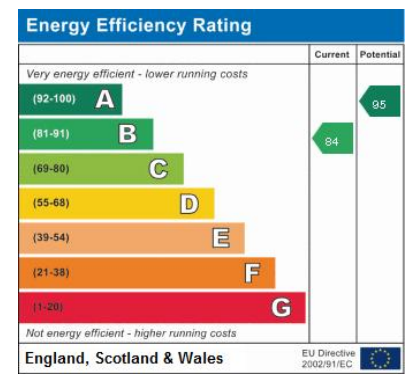
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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