



**£365,000 Guide Price**  
**Plant Farm Crescent**  
Berewood, PO7 3DB

## PROPERTY SUMMARY

Located on the popular Berewood development in Waterlooville we are delighted to offer for sale this very well presented and modern 3 bedroom semi detached house located on Plant Farm Crescent. The property is immaculate throughout and internal viewings are very strongly advised. The property has a number of benefits including 3 first floor bedrooms with ensuite to master, modern bathroom suite, modern fitted kitchen/diner, lounge and an additional WC. Externally there is a driveway providing off road parking and a beautiful rear garden. Early interest is expected so to avoid disappointment contact us to arrange your viewing today!





**HALLWAY** Radiator, stairs leading to first floor, door leading to lounge, door to:

**WC** Wash hand basin, radiator, fan, W.C.

**LOUNGE** 16' 11" x 11' 8" (5.16m x 3.56m) Windows to front and side aspect, radiator, door to:

**KITCHEN/DINER** 15' 0" x 10' 5" (4.57m x 3.18m) Window and doors to rear aspect, radiator, a range of wall and base units incorporating sink unit, built in oven with hob and fan over, integral fridge/freezer, dish washer, washing machine/dryer, under stairs storage cupboard.

**LANDING** Access to loft, radiator, storage cupboard.

**BATHROOM** Window to rear aspect, radiator, panelled bath, wash hand basin, fan, W.C.

**BEDROOM 1** 11' 8" x 8' 5" (3.56m x 2.57m) Window to front aspect, radiator, door to:

**ENSUITE** Window to side aspect, shower cubicle, radiator, fan, wash hand basin, W.C.

**BEDROOM 2** 10' 2" x 8' 5" (3.1m x 2.57m) Window to rear aspect, radiator.

**BEDROOM 3** 8' 9" x 6' 3" (2.67m x 1.91m) Window to front aspect, radiator.

#### **OUTSIDE**

**REAR GARDEN** Gated side access, large area laid to lawn, patio area, shingle area, outside power, outside tap.

**FRONT GARDEN** Block paved driveway providing off road parking.





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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