



£435,000

Pakenham Road

Berewood, PO7 3BY

PROPERTY SUMMARY

No forward chain! We are delighted to offer for sale this beautiful 3 bedroom detached house located on the extremely popular Berewood development in Waterloo. Built approximately 6 years ago and benefitting from the remainder of the NHBC warranty early interest is guaranteed! The property boasts 3 double first floor bedrooms with ensuite to master, modern bathroom suites, downstairs W.C, lounge/diner and kitchen. Externally there is a wonderful rear garden and a garage with considerable off road parking. To arrange your viewing contact us as sole agents today!





HALL Window to side aspect, doors to lounge and kitchen, stairs case leading to first floor, door to:

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

KITCHEN 12' 2" x 8' 3" (3.71m x 2.51m) Window to front aspect, radiator, a range of wall and base units incorporating sink unit, built in oven, integral hob with extractor fan over, space for and plumbing for washing machine and dish washer, space for fridge freezer.

LOUNGE 15' 5" x 1' 4" (4.7m x 0.41m) Windows and doors to rear aspect, two radiators, built in storage cupboard, doors leading to rear garden.

LANDING Radiator, loft access, storage cupboard.

BEDROOM 1 17' 0" x 9' 0" (5.18m x 2.74m) Windows to front and rear aspect, two radiators, door to:

ENSUITE Window to rear aspect, extractor fan, hand wash basin, WC, heated towel rail, shower cubicle.

BEDROOM 2 15' 6" x 8' 11" (4.72m x 2.72m) Window to front aspect, radiator.

BEDROOM 3 10' 3" x 10' 2" (3.12m x 3.1m) Window to rear aspect, radiator.

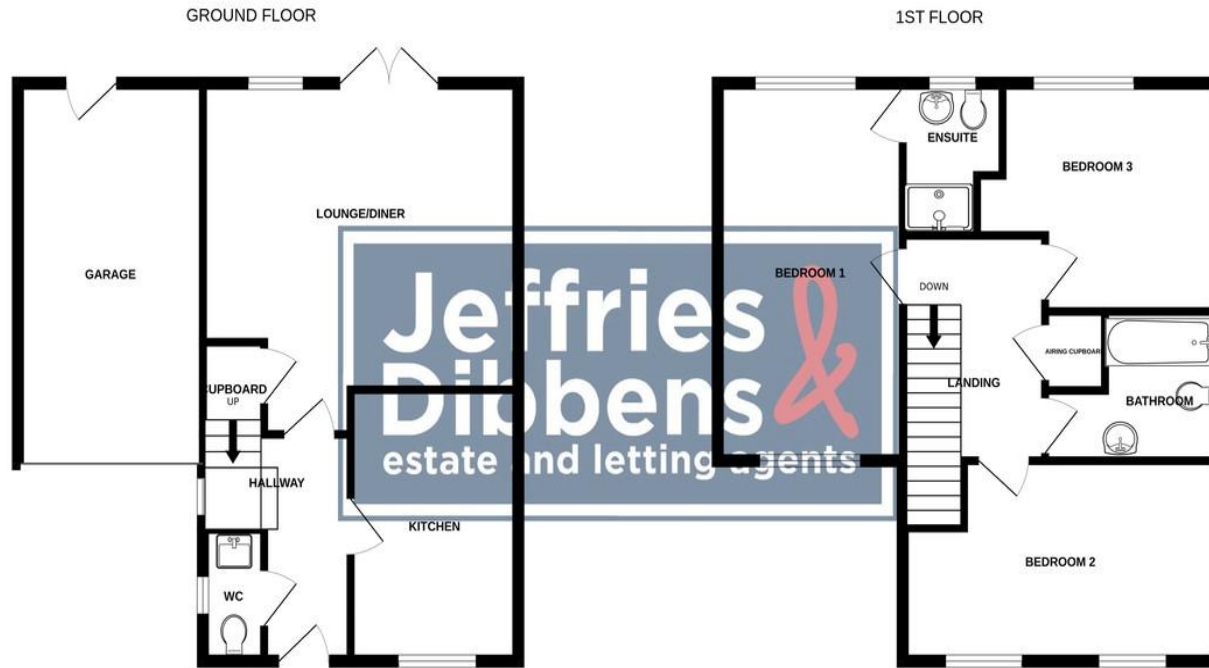
BATHROOM Window to side aspect, extractor fan, heated towel rail, hand wash basin, WC, panelled bath with shower over.

OUTSIDE

REAR GARDEN Area laid to lawn, patio, outside tap and lighting, gated side access, private door to garage.

FRONT GARDEN Block paved driveway providing off road parking, lawn laid area, access to:

GARAGE 17' 9" x 9' 1" (5.41m x 2.77m) Light and power, up and over garage.



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
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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