



£365,000
36 Laxton Leaze
Waterlooville, PO7 3AW

PROPERTY SUMMARY

Located on the very popular 'Berewood' development close to Waterlooville town centre, we are delighted to offer for sale this very well presented 3 bedroom semi detached home in Laxton Leaze. Built only 8 years ago by Bloor Homes and benefiting from the remainder of the NHBC warranty early interest is expected. The property boasts 3 first floor bedrooms, 2 bathroom suites, lounge, open plan kitchen, additional W.C. and a separate utility area. Externally there is a very well maintained rear garden and a particularly large garage with good sized driveway accommodating multiple vehicles. To arrange your viewing contact us today.





HALLWAY Stairs to first floor landing, door to:

LOUNGE 14' 4" x 12' 0" (4.37m x 3.66m) Window to front aspect, radiator, under stairs storage cupboard, door to:

KITCHEN/BREAKFAST ROOM 12' 5" x 11' 11" (3.78m x 3.63m) Windows and double doors to rear garden, radiator, range of cupboards, units and work surfaces with inset sink unit, built in oven, hob and extractor, fridge freezer and dishwasher, entrance to:

UTILITY AREA Cupboards, unit and work surface, plumbing for washing machine, door to:

WC Radiator, extractor fan, W.C, hand wash basin.

LANDING Access to loft, doors to:

BEDROOM 1 11' 0" x 9' 0" (3.35m x 2.74m) Window to rear aspect, radiator, door to:

ENSUITE Window to rear aspect, radiator, shower, hand wash basin, W.C.

BEDROOM 2 11' 7" x 8' 10" (3.53m x 2.69m) Window to front aspect, radiator

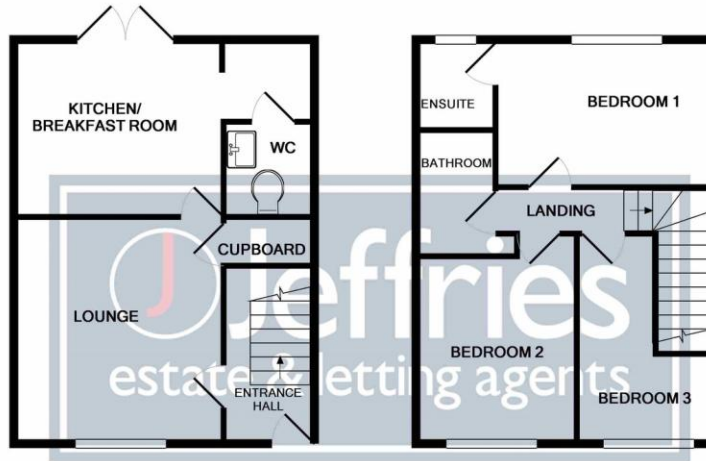
BEDROOM 3 11' 7" x 6' 5" (3.53m x 1.96m) Window to front aspect, over stair wardrobe.

BATHROOM Heated towel rail, extractor fan, panelled bath, hand wash basin, W.C.

OUTSIDE

REAR GARDEN Mainly laid to artificial lawn with patio and decked seating area, door providing access to garage, gate to driveway.

FRONT GARDEN Driveway leading to garage, front garden with shrubs and bushes, front door to property.



GROUND FLOOR

1ST FLOOR

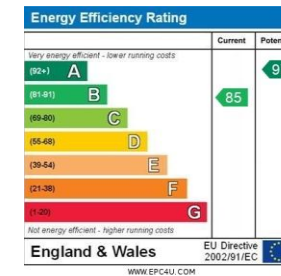
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

TENURE
Freehold

COUNCIL TAX BAND
Band C

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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