

**£122,000**

**Grants Close**

Waterlooville, PO7 3EF

## PROPERTY SUMMARY

SHARED OWNERSHIP. SOLD OFF PLAN, We are delighted to offer for sale this brand new 2 bedroom shared ownership property in Berewood. The property has a full market value of £305,000 and an initial purchase of between 40% and 75% is available. The residual rent based on a 40% share is £419.38 pcm. Building insurance is approx. £250 pa. The property is being sold on an 'off plan' basis. Contact Jeffries & Dibbens for further information.





**ENTRANCE HALL** Radiator, stairs to first floor, door to:

**LOUNGE** 15' 09" x 11' 06" (4.8m x 3.51m) Window to front aspect, radiator, door to:

**KITCHEN/DINER** 14' 11" x 10' 06" (4.55m x 3.2m) Window and door to rear aspect, radiator, range of cupboards, units and work surfaces, inset sink unit, built in oven, hob and extractor, integrated fridge, freezer and washing machine, concealed boiler.

**WC** Radiator, extractor, hand wash basin and WC.

**FIRST FLOOR** Landing - Radiator, access to loft, doors to:

**BEDROOM 1** 15' x 11' 07" (4.57m x 3.53m) Two windows to front aspect, radiator, over stair cupboard with radiator.

**BEDROOM 2** 14' 09" x 7' 10" (4.5m x 2.39m) Window to rear aspect, radiator.

**BATHROOM** Window to rear aspect, radiator, panelled bath with shower over, WC, hand wash basin, airing cupboard.

**OUTSIDE** Front - Driveway parking for 2 vehicles.

**REAR GARDEN** Lawned and patio areas, outside tap, light, shed, side access.

**AGENTS NOTE** The property is sold 'off plan' and the photos used may not be off the actual property but of a property very similar sold previously.  
Further Information: Council Tax Band not yet available.

Lease 125 years

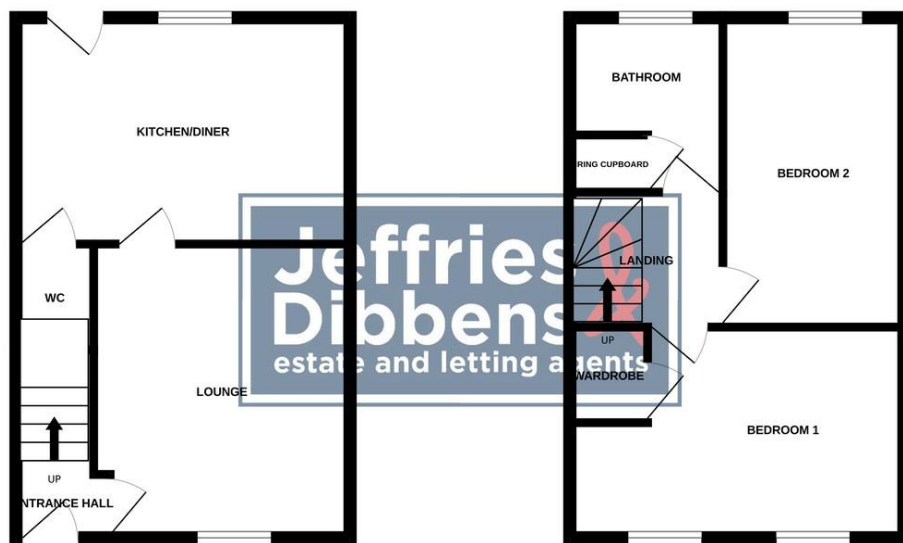
Service Charge (if applicable) reviewed yearly.

Ground Rent n/a



GROUND FLOOR

1ST FLOOR



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**  
Leasehold

**COUNCIL TAX BAND**  
Band TBC

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 92 A    | 92 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
Dibbens**  
estate and letting agents

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