

**£490,000**

**Allenby Road**

Berewood, PO7 5FL

## PROPERTY SUMMARY

STUNNING FAMILY HOME!! Jeffries & Dibbens Estate Agents are delighted to offer for sale this beautiful 3 bedroom detached house located on the extremely popular 'Yew Gardens' development at Berewood in Waterlooville. Built by Redrow Homes approximately 10 years ago early interest is guaranteed! The property boasts 3 well proportioned first floor bedrooms, 2 modern bathroom suites, downstairs W.C, lounge and sumptuous open plan kitchen/diner. Externally there is a wonderful landscaped rear garden and a large detached garage with considerable parking. Additional attractions include super fast fibre optic broadband and local nature trails and bridle paths providing an attractive setting. To arrange your viewing contact Jeffries & Dibbens as sole agents today!





**ENTRANCE HALL** Radiator, under stair storage cupboard, stairs to first floor, doors to:

**WC** Window to front aspect, radiator, wash hand basin, W.C, extractor fan, spot lighting.

**LOUNGE** 15' 4" x 11' 0" (4.67m x 3.35m) Window to front aspect, radiator.

**KITCHEN/DINER** 18' 4" x 11' 10" (5.59m x 3.61m) Window to rear aspect, floor to ceiling radiator, storage cupboard with space and plumbing for washing machine and tumble dryer, integrated fridge freezer, integrated dish washer, range of wall and base units incorporating sink unit with mixer tap over, integral double oven, integral hob with extractor fan over, spot lighting, patio doors leading to rear garden.

## FIRST FLOOR

**LANDING** Radiator, window to side access, storage cupboard housing boiler, access to all first floor rooms, access to loft.

**BEDROOM 1** 11' 10" x 11' 2" (3.61m x 3.4m) Window to front aspect, radiator, door leading to:

**ENSUITE** Window to side aspect, heated towel rail, wash hand basin, shower cubicle, W.C, extractor fan.

**BEDROOM 2** 11' 4" x 11' 2" (3.45m x 3.4m) Window to rear aspect, radiator.

**BEDROOM 3** 10' 11" x 7' 4" (3.33m x 2.24m) Window to rear aspect, radiator.

**BATHROOM** Window to front aspect, heated towel rail, panelled bath with shower over, hand wash basin, WC, tiled surround, spot lighting, extractor, over stair cupboard.

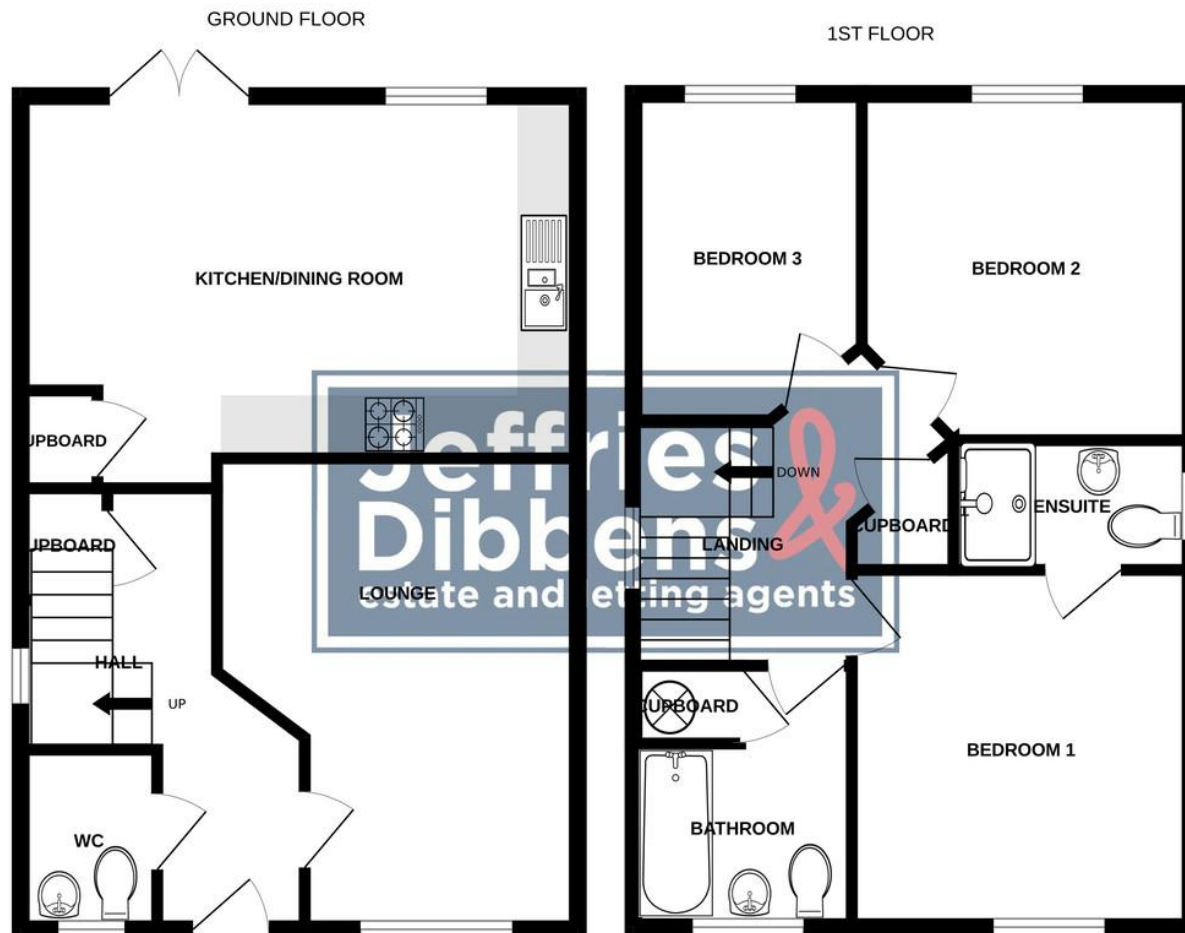
## OUTSIDE

**REAR GARDEN** Area laid to lawn, patio laid area, decking area, outside tap, outside lighting, gated side access, shed, private door to garage.

**GARAGE** 20' 0" x 10' 4" (6.1m x 3.15m) Up and over garage door, private door to side, power and light.

**FRONT GARDEN** Private driveway providing considerable 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**  
Havant Borough 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                                     |                         | 93        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 83                      |           |
| (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 |           |

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  
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estate and letting agents

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