

£315,000

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 immaculate 2 bedroom semi detached home in Laxton Leaze. Built only 1 1/2 years ago by Bloor Homes which benefits from the remainder of the 8 years of NHBC warranty early interest is expected. The property boasts 2 first floor bedrooms, bathroom suite, lounge, kitchen/breakfast room, additional W.C. and a separate utility area. Externally there is a very well maintained rear garden with side access to accommodating driveway for 2 vehicles. To arrange your viewing contact us today.





ENTRANCE HALL Window to side aspect, radiator, stairs to first floor, door to:

LIVING ROOM 13' 06" x 10' 03" (4.11m x 3.12m) Window to front aspect, radiator, Amtico flooring, door to downstairs storage cupboard housing fuse board, door to:

KITCHEN/BREAKFAST ROOM 10' 06" x 10' 01" (3.2m x 3.07m) Window & door to rear aspect leading to rear garden, 2 x radiator, range of fitted cupboards, units and work surfaces with graphite inset 1 1/2 sink bowl unit with integral draining board, built in oven, gas hob with extractor hood above, integrated dishwasher, integrated fridge/freezer, entrance to:

UTILITY ROOM Cupboards and units housing boiler, space & plumbing for washing machine, door to:

WC Radiator, hand wash basin with mixer taps, extractor fan, WC.

LANDING Access to loft, doors to all first floor rooms:

BEDROOM 1 13' 11" x 9' 05" (4.24m x 2.87m) Window to rear aspect, radiator.

BEDROOM 2 13' 08" x 10' 01" (4.17m x 3.07m) Window to front, radiator, door to over stairs airing cupboard.

BATHROOM Window to side aspect. heated towel rail, WC, hand wash basin with mixer tap & storage cupboard under, part tiled, extractor fan, panelled bath with shower over.

OUTSIDE

FRONT Woodchipped & Stoneage area for flower beds, driveway leading to a gated side access to rear garden.

REAR GARDEN Mostly laid to lawn, 2x patio areas, woodchipped area, shed, outside tap, electrics, solar lights, gated access leading to the driveway.

PARKING Parking for 2 cars.



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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	98	99
(81-91) B		
(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
www.epc4u.com		

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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