

Offers Over £300,000

Pakenham Road

Berewood, PO7 3BY

PROPERTY SUMMARY

Located on the popular Berewood development and in our opinion an ideal for a first time purchase, we are delighted to offer for sale this well presented 2 bedroom semi-detached property. Built only 3 years ago and benefitting from 7 years remaining of the NHBC warranty we are certain this property will attract immediate interest. The property benefits from 2 well proportioned bedrooms, modern bathroom suite, fitted kitchen, large lounge and an additional WC. Externally there is a good sized rear garden with rear access leading to your own driveway providing off road parking for 2/3 Vehicles. Contact us as sole agents to arrange your viewing.





ENTRANCE HALL Radiator, entrance to kitchen, doors to:

STORAGE CUPBOARD Housing wall mounted boiler & electric meters.

WC Radiator, WC, hand wash basin with mixer tap.

KITCHEN 8' 09" x 6' 03" (2.67m x 1.91m) Window to front aspect, range of units, cupboards and work surfaces incorporating gas hob, oven under, hood above, sink unit with integral draining board & mixer tap, space and plumbing for washing machine, space for tall fridge freezer.

LOUNGE 14' 01" x 12' 11" (4.29m x 3.94m) Window to side and rear with double doors leading to the garden, 2x radiators, work surface under stairs, under stairs storage, stairs to first floor.

FIRST FLOOR

LANDING Loft hatch, doors to:

BEDROOM 1 12' 11" x 9' 03" (3.94m x 2.82m) Window to front aspect, radiator.

BEDROOM 2 12' 11" x 8' 08" (3.94m x 2.64m) Window to rear aspect, radiator, built in storage cupboard.

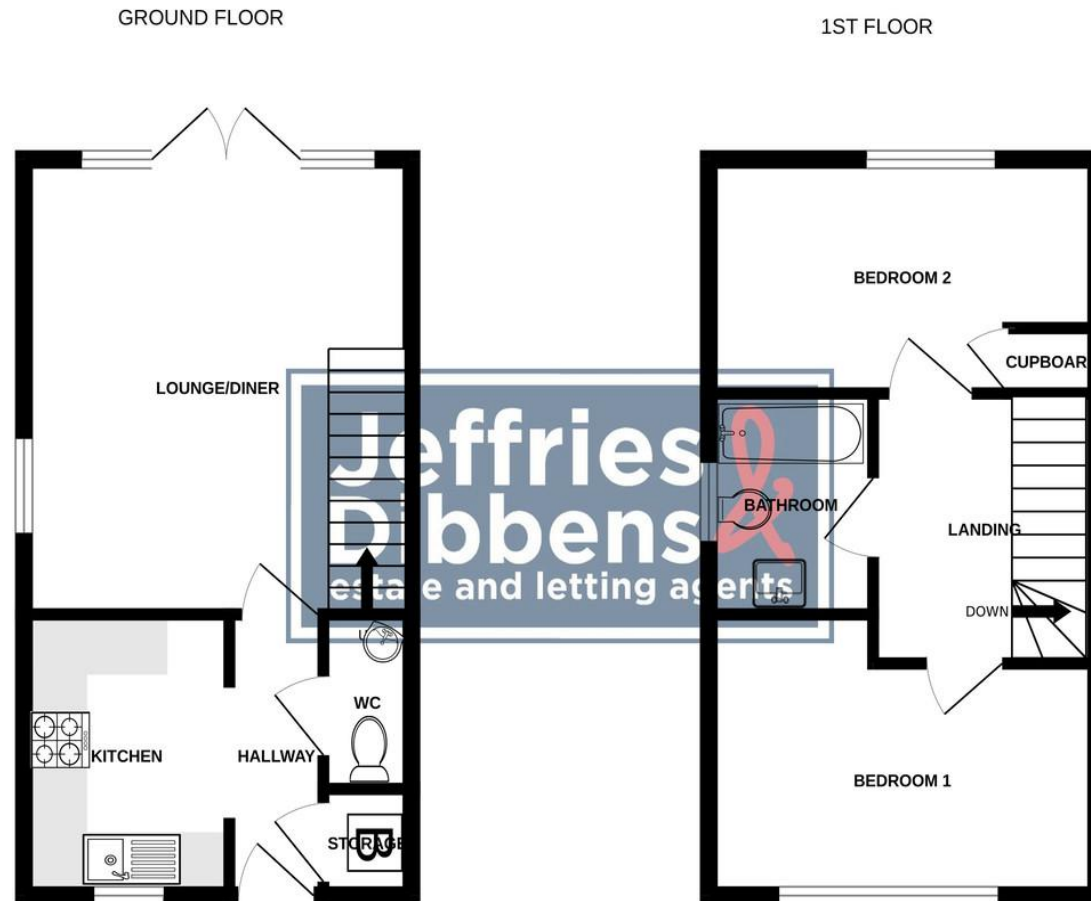
BATHROOM Window to side aspect, radiator, WC, hand wash basin with mixer tap, panelled bath tub with shower over, tiled to principle areas, extractor fan.

OUTSIDE

REAR GARDEN Patio area, mostly laid to lawn, outside tap, shed, gated access leading to front & parking.

FRONT Lawn area, shingle area, outside light, gate leading to rear garden driveway providing off road parking for at least 2 vehicles.





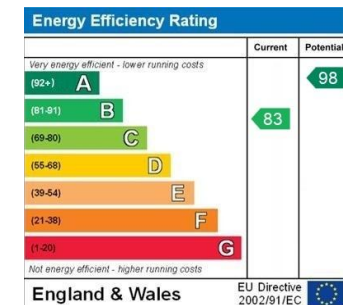
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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