

£340,000

10 Painters Crescent

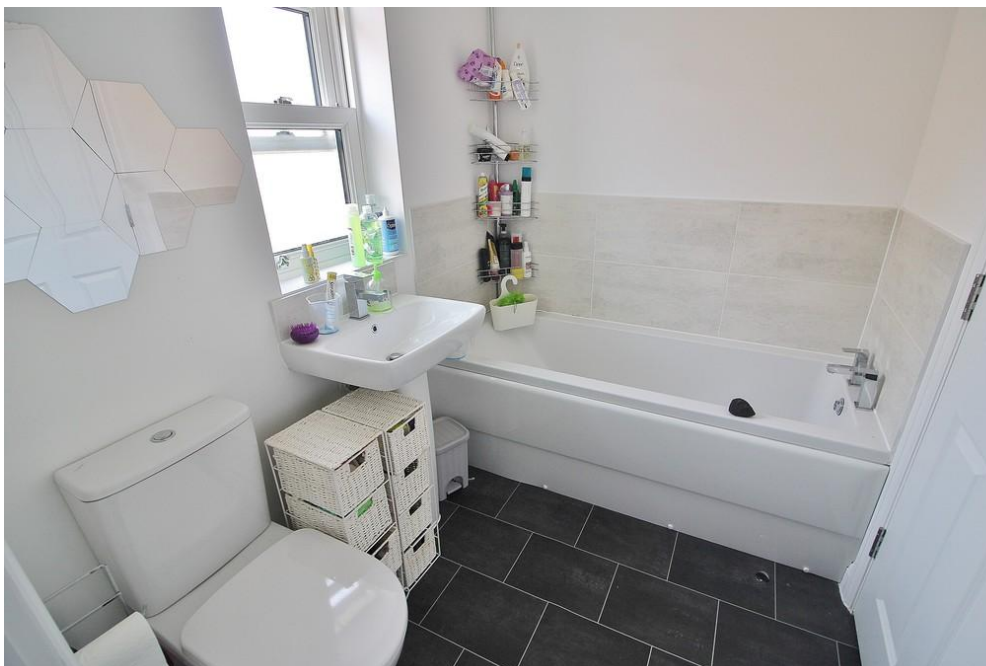
Berewood, PO7 3BZ

PROPERTY SUMMARY

Located on the popular Berewood development and only 6 years old we are delighted to offer for sale this 3 double bedroom semi detached house in Painters Crescent. With a complete onward chain early viewing is very strongly advised. The property has a large number of benefits including 3 double bedrooms arranged over 2 floors, 2 bathroom suites, a modern fitted kitchen with built in appliances, lounge/diner and additional WC. Externally there is a pleasant outlook over green space, driveway providing off road parking and a landscaped rear garden. Early interest is expected so to avoid disappointment contact us and arrange your viewing today.

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ENTRANCE HALL Radiator, stairs to the first floor, LVT flooring, doors, door to:

WC Radiator, WC, hand wash basin, LVT flooring.

LOUNGE/DINER 17' 0" x 13' 4" (4.67m x 4.06m) Patio doors to the rear aspect, windows to side and rear aspects, under stairs storage cupboard, two radiators, LVT flooring, large under stair cupboard.

KITCHEN 12' 11" x 6' 2" (3.94m x 1.88m) Window to the front aspect, range of wall and base units, integrated oven, hob and extractor, integrated fridge and freezer, integrated dishwasher and washing machine, single bowl stainless steel sink with mixer tap, radiator, wall mounted boiler, LVT flooring.

LANDING Stairs to the second floor, doors to bedrooms two and three, family bathroom/en-suite to bedroom two, radiator.

BEDROOM 2 13' 3" x 9' 8" (4.04m x 2.95m) Two windows to rear aspect, radiator, door to en-suite/family bathroom (a "Jack'n'Jill" 2 door arrangement allows access directly from bedroom two and also from the landing).

BEDROOM 3 13' 11 Max" x 11' 0 Max" (4.24m x 3.35m) Two windows to front aspect, radiator.

BATHROOM/EN-SUITE Accessed either from the first floor landing or directly from Bedroom Two. Window to side aspect, panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap, low flush w/c, radiator, LVT flooring.

SECOND FLOOR Small landing area with a radiator and door to the master bedroom suite.

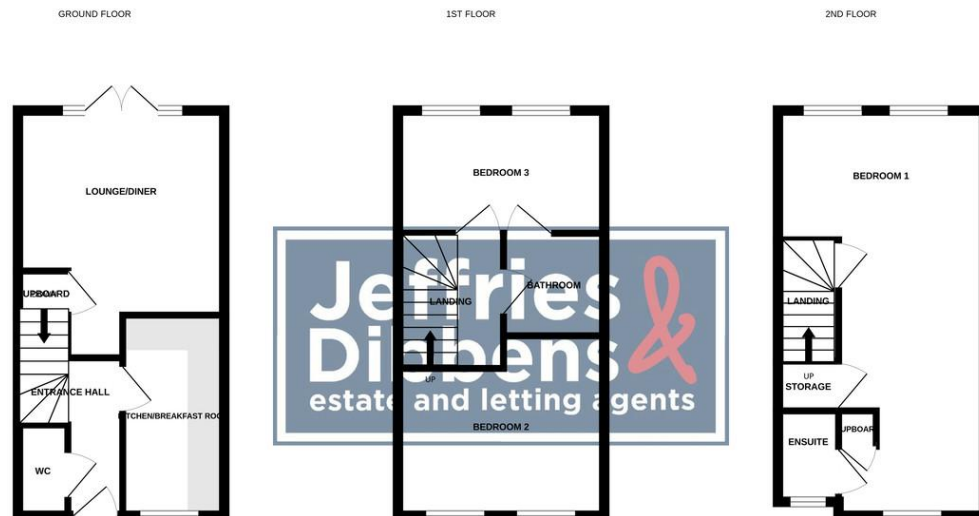
BEDROOM 1 29' 3 Max" x 13' 1 Max" (8.92m x 3.38m) Two velux roof windows to the front aspect, window to rear aspect, 2 x radiators, loft access, two built in cupboards, door to:

ENSUITE Velux roof window to the front aspect, walk in shower with glass screen, pedestal wash hand basin with mixer tap, WC, radiator.

OUTSIDE

FRONT GARDEN Block paved driveway and a pedestrian gate accessing the rear garden.

REAR GARDEN Landscaped rear garden which is mostly laid to artificial lawn, large patio area, outside tap, outside light, gated side access.



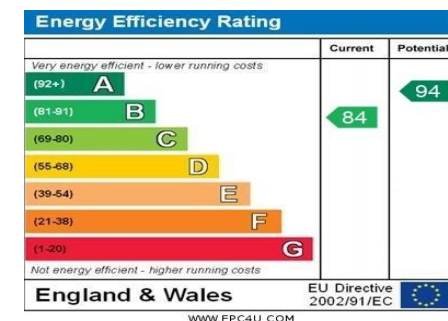
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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
Dibbens &**
estate and letting agents

OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk