



**£370,000**  
**Bere Road**  
Denmead, PO7 6PJ

## PROPERTY SUMMARY

Located in the demi rural village of Denmead on the outskirts of Waterlooville we are delighted to offer for sale this pleasant 3 bedroom semi detached house in Bere Road. We believe this wonderful family home is an ideal first purchase and internal viewings are strongly advised. The property has a large number of benefits including 3 well proportioned first floor bedrooms, a superb modern fitted shower room, modern fitted kitchen and lounge/diner. Externally there is a very good size rear garden and off road parking for 2 vehicles at the front. The property is conveniently located close to local schools, shops and leisure facilities and early interest is expected.





**ENTRANCE HALL** Window to side aspect, radiator, under stair cupboard, storage cupboard, stairs to first floor, doors to:

**LOUNGE/DINER** 22' 07" x 12' 03" max (6.88m x 3.73m) Window to front aspect, double doors to rear garden, radiator, floor to ceiling radiator, open fire with surround.

**KITCHEN** 10' 02" x 9' 06" (3.1m x 2.9m) Window to rear and door to side, range of fitted cupboards, units and work surfaces with inset sink unit, built in oven and hob, plumbing for washing machine, space for fridge freezer, modern wall mounted boiler.

**FIRST FLOOR** Landing - Window to side aspect, access to loft, doors to:

**BEDROOM 1** 12' x 11' 05" (3.66m x 3.48m) Window to front aspect, radiator, built in wardrobe.

**BEDROOM 2** 12' 03" x 8' 07" (3.73m x 2.62m) Window to rear aspect, radiator, 2 built in wardrobes.

**BEDROOM 3** 8' 09" x 7' 11" (2.67m x 2.41m) Window to front aspect, radiator, over stair cupboard.

**SHOWER ROOM** 7' 08" x 5' 05" (2.34m x 1.65m) Windows to side and rear aspects, heated towel rail, shower cubicle, WC and hand wash basin with vanity surround and cupboard under, fully tiled, spot lighting.

**OUTSIDE** Front - Lawned front garden with own driveway providing off road parking.

**REAR GARDEN** Large rear garden which is mostly laid to lawn and has 2 paved/patio areas, outside tap, light, gated side access, brick built shed with window to front, light and power.





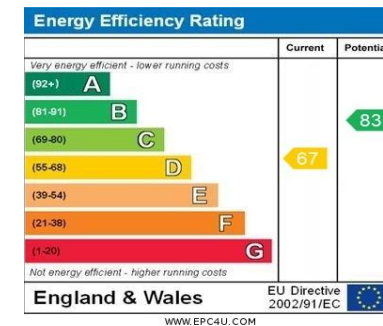
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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