

£415,000

Beatty Gardens

Waterlooville, PO7 5GB

PROPERTY SUMMARY

Situated in the highly regarded Yew Gardens section of Berewood and built in 2018, this three bedroom semi detached property offers a host of benefits and promises to make a perfect family home. The accommodation comprises of a lounge, downstairs WC and a modern kitchen diner opening onto rear garden. To the first floor you will find three good size bedrooms the master boasting ensuite facilities and a family bathroom. Other benefits include off road parking and the remainder of the NHBC warrantee. To arrange you viewing contact Jeffries Estate Agents.





HALLWAY Radiator, stairs to first floor landing, doors to:

WC Window to side aspect, radiator, wash hand basin and WC.

LOUNGE 16' 2" x 10' 9" (4.93m x 3.28m) Window to front aspect, radiator.

KITCHEN/DINER 19' 3" x 13' 1" (5.87m x 3.99m) Window and double doors to rear garden, radiator, range of wall and base units, sink and drainer unit with mixer tap over, integral double oven, gas hob with extractor over and integral fridge freezer, space and plumbing for washing machine and dishwasher.

FIRST FLOOR

LANDING Window to side aspect, doors to;

BEDROOM 1 11' 9" x 11' 3" (3.58m x 3.43m) Window to front aspect, radiator, two built in wardrobes, door to:

ENSUITE Heated hand towel rail, enclosed shower cubicle, wash hand basin and WC.

BEDROOM 2 10' 11" x 10' 11" (3.33m x 3.33m) Window to rear aspect, radiator.

BEDROOM 3 9' 11" Max x 9' 8" Max (3.02m x 2.95m) Window to rear aspect, radiator.

BATHROOM Window to front aspect, heated hand towel rail, panel enclosed bath with mixer tap and shower over, wash hand basin and WC.

OUTSIDE

REAR GARDEN Manly laid to lawn with patio, gated side access, outside light and taps.

FRONT GARDEN Block paved driveway providing off road parking giving access to:

GARAGE 20' 10" x 10' 3" (6.35m x 3.12m) Up and over garage door, power and light.



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 C

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 95 |
| (81-91) B | 83 | |
| (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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