



£262,500
Marrelsmoor Avenue
Berewood, PO7 5GH

PROPERTY SUMMARY

SHARED OWNERSHIP. We are delighted to offer for sale this 3 bedroom semi-detached shared ownership property in Berewood. The property has a number of benefits including a modern fitted kitchen, modern bathroom suite, downstairs W.C, 3 bedrooms and a large lounge. Externally there is a rear garden and driveway providing off road parking. The property is being sold on a SHARED OWNERSHIP basis and is available on a 75% share at £262,500 with a full market value of £350,000. Monthly rent based on a 75% share which is £200.53 pcm.





ENTRANCE HALL Radiator, stairs to first floor, door to:

LOUNGE 13' 2" x 12' 11" (4.01m x 3.94m) Window to front aspect, radiator, door to:

INNER HALL Large storage cupboard, door to kitchen, door to:

WC Radiator, W.C, hand wash basin, extractor fan.

KITCHEN/DINER 16' 3" x 11' 4" (4.95m x 3.45m) Window and double doors to rear garden, radiator, range if cupboards, units and work surfaces, built in oven, hob and extractor, built in dish washer and washing machine, wall mounted boiler.

LANDING Access to loft, doors to:

BEDROOM 1 13' 11" x 9' 1" (4.24m x 2.77m) Window to front aspect, radiator, fitted wardrobes.

BEDROOM 2 15' 4" x 9' 1" (4.67m x 2.77m) Window to rear aspect, radiator.

BEDROOM 3 10' 9" x 6' 11" (3.28m x 2.11m) Window to rear aspect, radiator.

BATHROOM Window to front aspect, heated towel rail, panelled bath with shower over, hand wash basin, W.C, airing cupboard.

OUTSIDE

REAR GARDEN Large area laid to lawn, patio area, shed, gated side access, outside tap and light.

FRONT GARDEN Block paved driveway providing off road parking.



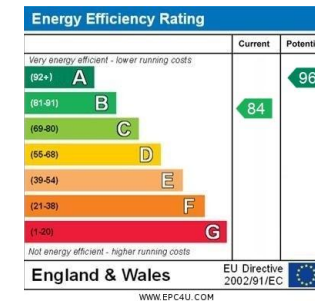
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.



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