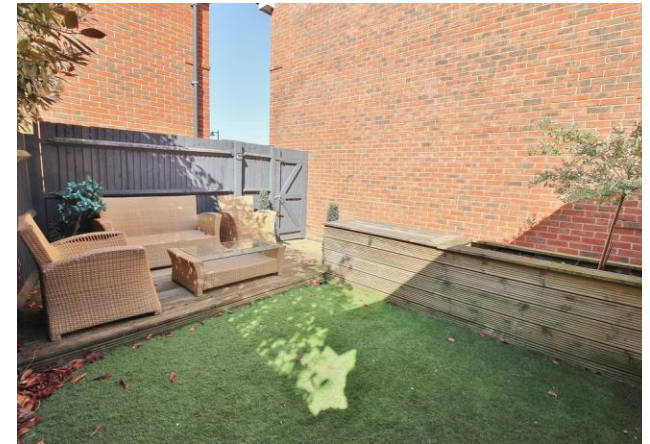




£135,000
Bazeley Road
Berewood, PO7 3BS

PROPERTY SUMMARY

SHARED OWNERSHIP! Jeffries & Dibbens Estate Agents are delighted to offer for sale this beautifully presented 2 bedroom detached 'coach house' located on the popular Berewood development in Waterlooville. The property comes with a garage, balcony and small separate garden. The property is being sold as a 50% share with a full market value of £270,000. Rent based on a 50% share is £309.38pcm, ground rent is £150 per annum and buildings insurance is approx. £250 pa.





ENTRANCE HALL Door to front, radiator, stairs to first floor:

BEDROOM 1 19' 0" x 10' 5" (5.79m x 3.18m) Window to front aspect, skylight window, radiator, built in wardrobes.

LANDING Skylight window, radiator, access to loft, doors to:

BEDROOM 2 13' 6 Max" x 8' 7" (4.11m x 2.62m) Window to front aspect, radiator, over stair cupboard.

BATHROOM Skylight window, heated towel rail, shower cubicle, hand wash basin, W.C, tiled flooring, tiled surround.

LOUNGE/KITCHEN 19' 8" x 11' 5" (5.99m x 3.48m) Double doors to balcony, skylight window, radiator, range of fitted cupboards, units and work surfaces, single drainer 1 1/2 bowl sink unit, integrated fridge, freezer, dishwasher, washing machine, oven, hob and extractor, wall mounted boiler, spot lighting.

BALCONY

OUTSIDE

FRONT Driveway leading to:

GARAGE Up and over door, light and power.

REAR GARDEN The rear garden is situated slightly away from the property and is fully enclosed, small lawned and patio areas.

LEASE INFORMATION As of May 2026 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: Grainger Trust
Balance Of Lease: 117 years remaining (approx)
Service/Maintenance Charges: N/A
Buildings Insurance Charges: £250
Ground Rent: £150 pa
Service Charge Review Period: N/A

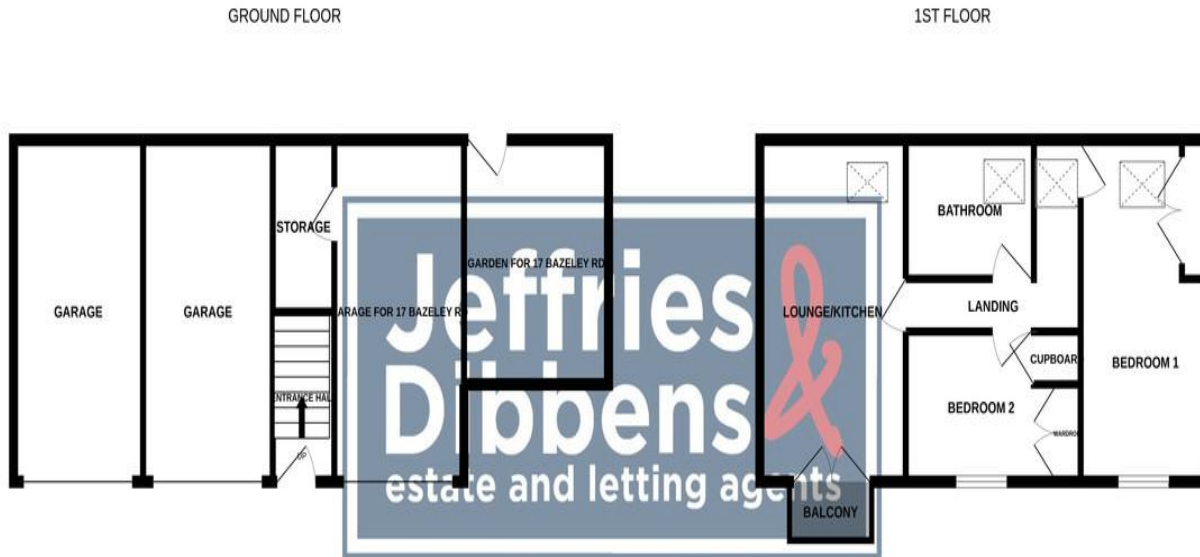


LOCAL AUTHORITY
Winchester City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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