

£144,000

Naismith Close

Waterlooville, PO7 3FB

PROPERTY SUMMARY

Located on the popular Berewood development we are delighted to offer for sale this 4 bedroom shared ownership property in Naismith Close. This is a new build property available on a SHARED OWNERSHIP BASIS. Initial purchase of between 40% and 75% available. The property has a full market value of £360,000 and rent based on a 40% purchase of £144,000 is £495 per month. The property comes with driveway parking for 2 cars, EV charger, fitted kitchen/diner, lounge, family bathroom and WC. The property is leasehold and has a 125 year lease. There are no ground rent or service charges. Insurance approx £250 pa. The properties are sold off plan and photos may not be the actual property purchased but of previous properties of the same style.

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ENTRANCE HALL Radiator, under stair cupboard, storage cupboard, airing cupboard, stairs to first floor, doors to:

LOUNGE 13' x 11' 04" (3.96m x 3.45m) Window to front aspect, radiator.

WC Radiator, WC hand wash basin

KITCHEN/DINER 17' 09" x 10' 03" (5.41m x 3.12m) Window and double doors to rear garden, radiator, range of fitted cupboards, units and work surfaces with sink unit and mixer tap, integrated oven, hob and extractor, plumbing for washing machine.

FIRST FLOOR Landing - Radiator, doors to:

BEDROOM 1 12' 11" x 10' 11" (3.94m x 3.33m) Window to rear aspect, radiator.

BEDROOM 2 10' 05" x 10' 02" (3.18m x 3.1m) Window to front aspect, radiator.

BEDROOM 3 10' 08 max" x 7' (3.25m x 2.13m) Window to front aspect, radiator, over stair cupboard.

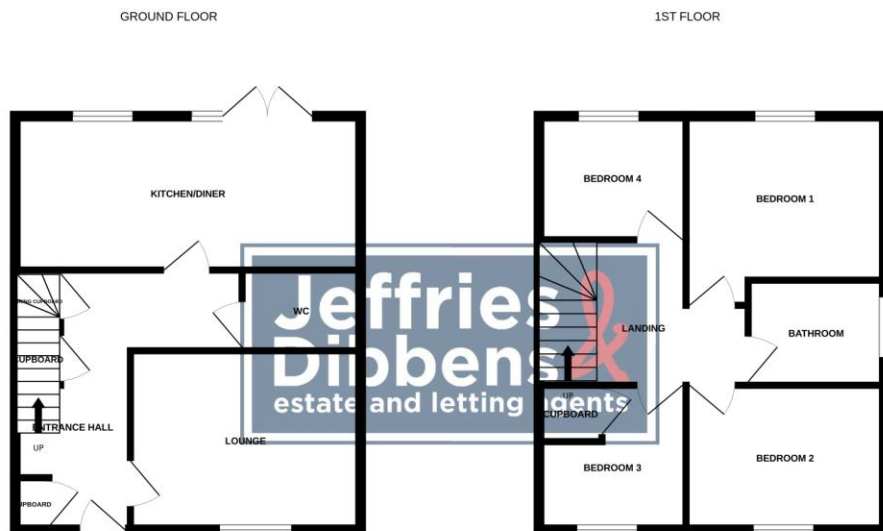
BEDROOM 4 9' 06" x 6' 06" (2.9m x 1.98m) Window to rear aspect, radiator.

BATHROOM Window to side aspect, radiator, panelled bath with shower over, hand wash basin, WC.

OUTSIDE Front - Driveway parking for 2 cars and EV charger point.

REAR GARDEN Patio area, mostly lawned, gated side access, Heat Source Air Pump.





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

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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
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