



£130,000
Laxton Leaze
Waterlooville, PO7 3AW

PROPERTY SUMMARY

SHARED OWNERSHIP. SOLD OFF PLAN. We are delighted to offer for sale this brand new 3 bedroom shared ownership property in Berewood. The property has a full market value of £325,000 and an initial purchase of between 40% and 75% is available. The residual rent based on a 40% share is £446.88 pcm. Building insurance is approx. £250 pa. The property is being sold on an 'off plan' basis. Contact Jeffries & Dibbens for further information.





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

LOUNGE 13' 5" x 13' 2" (4.09m x 4.01m) Window to front aspect, 2 radiators, door to:

KITCHEN/DINER 16' 7" x 14' 9" (5.05m x 4.5m) Window and door to rear aspect, radiator, range of fitted cupboards, units and work surfaces, sink unit, built in oven, hob and extractor, built in fridge, freezer and washer dryer, large walk in under stair cupboard, door to:

WC Radiator, WC, hand wash basin, extractor.

FIRST FLOOR Landing - Access to loft, radiator, doors to:

BEDROOM 1 13' 7" x 9' 3" (4.14m x 2.82m) Window to rear aspect, radiator.

BEDROOM 2 14' 4" x 7' 9" (4.37m x 2.36m) Window to rear aspect, radiator.

BEDROOM 3 10' 9" x 8' 7" (3.28m x 2.62m) Window to front aspect, radiator, over stair cupboard

BATHROOM Window to rear aspect, radiator, panelled bath with shower over, hand wash basin, WC, extractor, airing cupboard with radiator.

OUTSIDE Front - Lawned area

REAR GARDEN Lawned area, patio area, outside tap, shed and light, gated access.

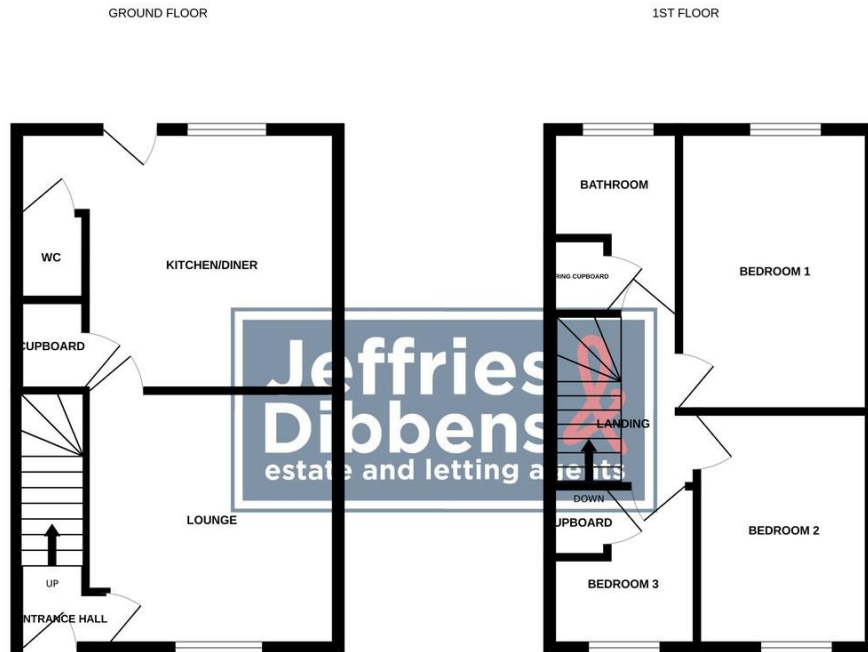
PARKING Block paved driveway providing off road parking for 2 cars.

AGENTS NOTE The property is sold 'off plan' and the photos used may not be off the actual property but of a property very similar sold previously.
Further Information: Council Tax Band not yet available.

Lease 125 years

Service Charge n/a

Ground Rent n/a



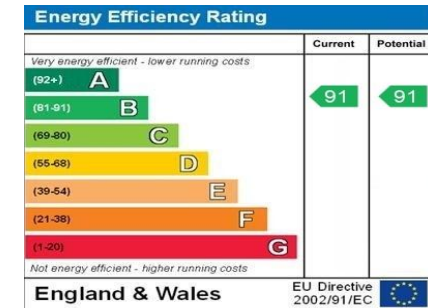
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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