



£350,000

Stubbs Road

Berewood, PO7 3DG

PROPERTY SUMMARY

Located on the popular Berewood development close to Waterlooville town centre we are delighted to offer for sale this beautifully presented 3 bedroom semi detached property in Stubbs Road. This impressive family property has a large number of benefits including 2 years left NHBC, with internal viewings are very strongly advised. The property boasts 3 bedrooms, family bathroom suite, an open plan kitchen/diner, dual aspect lounge, and ground floor WC. Externally there is a wonderful landscaped rear garden and off road parking. To avoid disappointment contact Jeffries & Dibbens and arrange your viewing today!





ENTRANCE HALL Two storage cupboards, stairs to first floor, doors to:

WC Radiator, hand wash basin, W.C.

LOUNGE 16' 2 Max" x 13' 10 Max" (4.93m x 4.22m) Windows to front and side aspects, 2 radiators.

KITCHEN/DINER 16' 3" x 9' 11" (4.95m x 3.02m) Two windows to rear aspect, range of cupboards, units and work surfaces, built in oven, hob and extractor, integrated fridge and freezer, integrated dishwasher and washing machine.

FIRST FLOOR Landing - radiator, doors to:

BEDROOM 1 16' 2 Max" x 12' 7 Max" (4.93m x 3.84m) Two windows to rear aspect, 1 window to side aspect, radiator, storage cupboard.

BEDROOM 2 13' 10" x 8' 2" (4.22m x 2.49m) Window to front aspect, radiator.

BEDROOM 3 11' 7" x 7' 7" (3.53m x 2.31m) Window to side aspect, radiator.

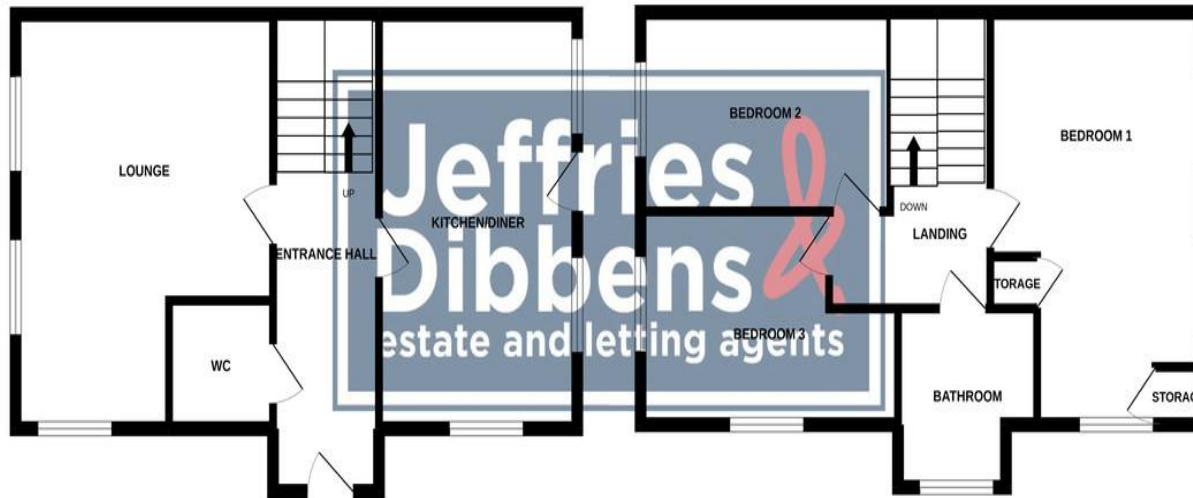
BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, hand wash basin, W.C.

OUTSIDE

REAR GARDEN Driveway providing off road parking, large lawned area, patio area, gated side access, timber shed.

GROUND FLOOR

1ST FLOOR



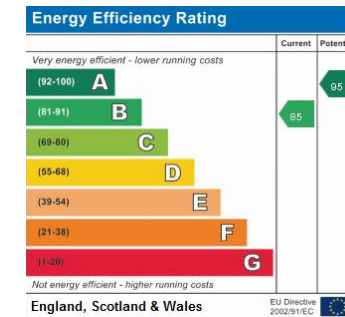
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

**Jeffries
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estate and letting agents

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