

£124,000

Allenby Road

Berewood, PO7 5FL

PROPERTY SUMMARY –

Jeffries & Dibbens Estate Agents are delighted to offer for sale this 2 bedroom SHARED OWNERSHIP Semi-detached house. £124,000 is for a 40% share in the property with a full value of £310,000. The property has a fully fitted kitchen, downstairs WC, large lounge area, 2 double bedrooms and bathroom suite. Externally there is a nice size rear garden with gated rear access leading to allocated parking for 3 vehicles. This is based on a 40% share of the property with the monthly rent payable is £426.25 pcm, other charges will apply. 115 years remaining on the lease.





ENTRANCE HALL Window to side aspect, radiator, understairs storage cupboard, stairs to first floor, entrance to:

KITCHEN 8' 11" x 8' 03" (2.72m x 2.51m) Window to front aspect, range of wall and base units with work surface over, 4 ring gas hob with extractor hood above, oven below, 1 1/2 stainless steel sink with mixer tap and integral drainer, space & plumbing for washing machine, integrated slim dishwasher, integrated fridge/freezer, wall mounted boiler with cupboard over, extractor fan.

WC Radiator, Tiled flooring, pedestal hand wash basin with mixer tap, WC, extractor fan.

LIVING ROOM 15' 01" x 12' 09" (4.6m x 3.89m) Windows to side & rear aspect, radiator, door to rear aspect leading into rear garden.

FIRST FLOOR

LANDING Window to side aspect, storage cupboard, loft access, door to:

BEDROOM 1 15' 00" x 11' 02" (4.57m x 3.4m) 2x Window to rear aspect, radiator, built in triple wardrobes.

BEDROOM 2 15' 06" x 7' 10" (4.72m x 2.39m) Window to front aspect, radiator.

BATHROOM 6' 09" x 6' 04" (2.06m x 1.93m) Window to front aspect, heated towel rail, tiled flooring, part tiled surround, panelled bath with taps, shower over with hose, freestanding hand wash basin, WC.

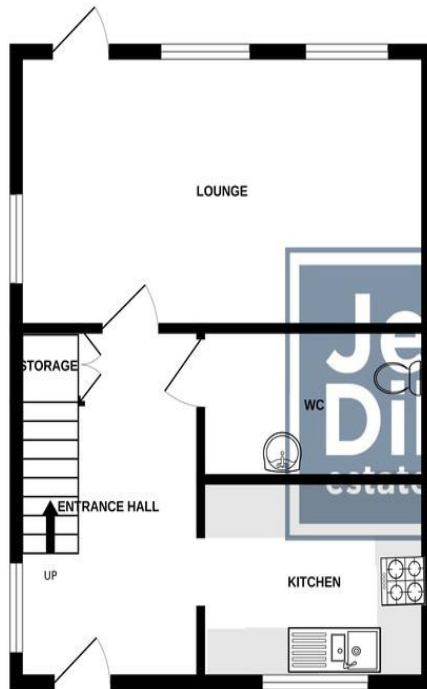
OUTSIDE

FRONT Allocated parking for multiple vehicles, gated side access into rear garden.

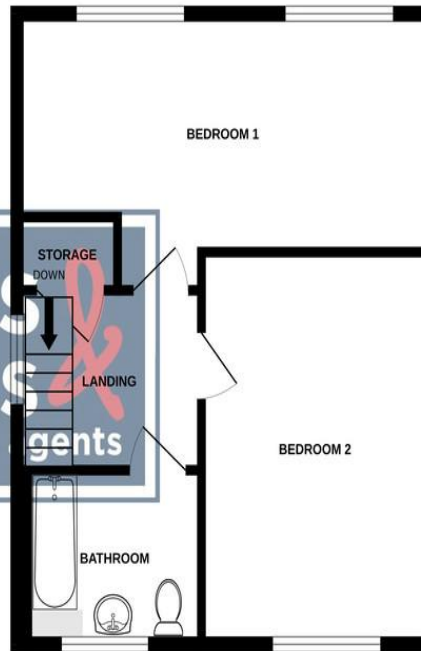
REAR GARDEN Patio area, mostly laid to lawn, shed, shed with power & light, outside wall light, gated side access leading to the front.



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
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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