

£375,000

Painters Crescent

Waterlooville, PO7 3BZ

PROPERTY SUMMARY

Located on the popular Berewood development and only 6 years old we are delighted to offer for sale this 3 double bedroom semi detached house in Painters Crescent. With no forward chain early viewing is very strongly advised. The property has a large number of benefits including 3 double bedrooms arranged over 2 floors, 2 bathroom suites, a modern fitted kitchen with built in appliances, lounge/diner and additional WC. Externally there is a pleasant outlook over green space, driveway providing off road parking and a rear garden. Early interest is expected so to avoid disappointment contact us and arrange your viewing today.





ENTRANCE HALL Radiator, stairs to the first floor, part wood panelled walls, built in storage, laminate flooring through most of the ground floor, doors, door to:

WC Radiator, WC, hand wash basin.

KITCHEN 12' 11" x 6' 2" (3.94m x 1.88m) Window to the front aspect, range of wall and base units with integrated oven, hob and extractor, integrated fridge and freezer, integrated dishwasher and washing machine, 1 1/2 bowl stainless steel sink with mixer tap, radiator, wall mounted boiler, sport lighting.

LOUNGE/DINER 17' x 13' 4" (5.18m x 4.06m) Double doors to the rear aspect, windows to side and rear aspects, under stairs storage cupboard, two radiators, large under stair cupboard.

FIRST FLOOR Landing - Stairs to the second floor, doors to bedrooms two and three, family bathroom/en-suite to bedroom two, radiator.

BEDROOM 2 13' 3" x 9' 8" (4.04m x 2.95m) Two windows to rear aspect, radiator, door to en-suite/family bathroom (a "Jack'n'Jill" 2 door arrangement allows access directly from bedroom two and also from the landing).

BEDROOM 3 13' 11 max" x 11 max' (4.24m x 3.35m) Two windows to front aspect, radiator, built in wardrobes.

BATHROOM/ENSUITE Accessed either from the first floor landing or directly from Bedroom Two. Window to side aspect, panel enclosed bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, low flush w/c, radiator, tiled flooring.

SECOND FLOOR Small landing area with a radiator and door to the master bedroom suite.

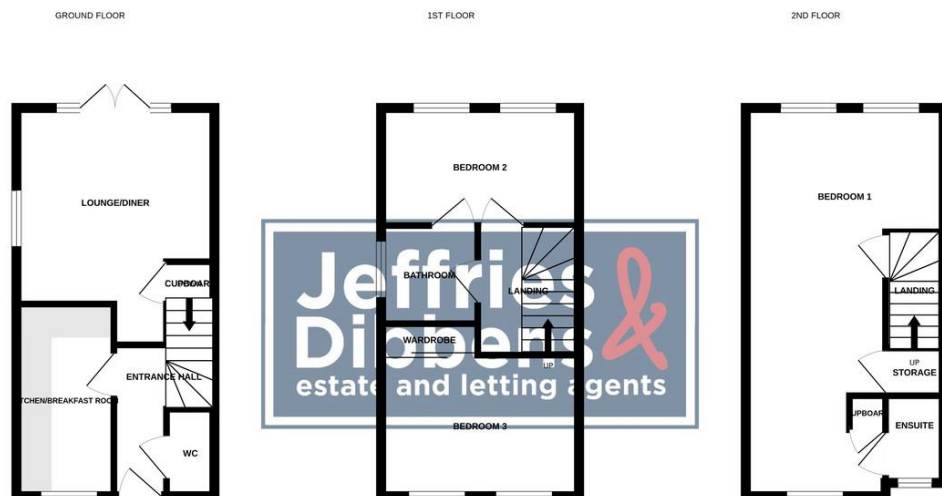
BEDROOM 1 29' 3 max" x 13' 1 max" (8.92m x 3.99m) Two velux roof windows to the front aspect, window to rear aspect, 2 x radiators, loft access, two built in cupboards, door to:

ENSUITE Velux roof window to the front aspect, walk in shower with glass screen, pedestal wash hand basin with mixer tap, WC, radiator, tiled flooring.

OUTSIDE Block paved driveway and a pedestrian gate accessing the rear garden.

REAR GARDEN Rear garden which is mostly laid to lawn, patio area, outside tap, outside light, gated side access, shed. Most of the plants are in pots and will be removed.





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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	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.

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