



**£126,000**

**Ainsworth Road, Berewood**

Waterlooville, PO7 3DL

## PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are delighted to offer for sale this 2 bedroom SHARED OWNERSHIP Semi-detached house. £126,000 is for a 40% share in the property with a full value of £315,000. 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 2 vehicles. This is based on a 40% share of the property with the monthly rent payable is £433.13 pcm and ground rent is £150 pa with 121 years remaining on the lease.





**ENTRANCE HALL** Door to front aspect, radiator, under stair cupboard, stairs to first floor, entrance to kitchen, doors to W.C and lounge.

**WC** Extractor fan, radiator, hand wash basin, W.C, tiled flooring, spot lighting.

**KITCHEN** 9' x 8' 06" (2.74m x 2.59m) Window to front aspect, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap, integrated oven, hob, extractor, fridge, freezer, washing machine and dishwasher, concealed boiler, tiled flooring, spot lighting.

**LOUNGE/DINER** 15' 01" x 15' (4.6m x 4.57m) Window and door to rear garden, 2 radiators media wall.

**FIRST FLOOR** Landing - radiator, access to loft, airing cupboard, doors to:

**BEDROOM 1** 15' 01" x 12' 11 max" (4.6m x 3.94m) Twin windows to rear aspect, radiator, fitted wardrobes.

**BEDROOM 2** 14' 10" x 7' 10" (4.52m x 2.39m) Window to front aspect, radiator.

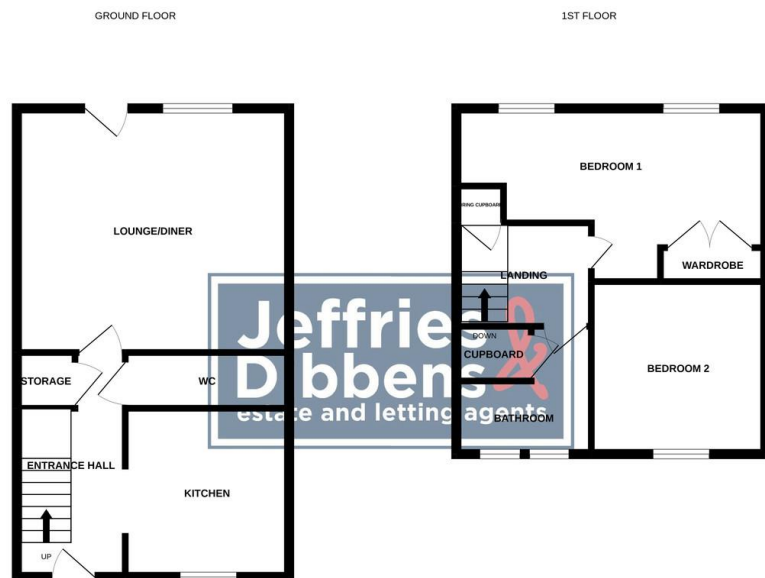
**BATHROOM** Twin windows to front aspect, heated towel rail, panelled bath with shower over, hand wash basin, W.C, storage cupboard, tiled flooring, spot lighting.

**OUTSIDE** Front - Small lawnerd area.

**REAR GARDEN** Fully laid to patio area, gated side access, shed, outside tap and light.

**PARKING** 2 Allocated parking spaces.





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.

Made with Metreplan 10/02/22

**LOCAL AUTHORITY**  
Winchester City Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band C

**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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