

Guide Price £300,000

Pakenham Road

Waterlooville, PO7 3BY

PROPERTY SUMMARY

Located on the popular Berewood development we are delighted to offer for sale this modern 2 bedroom semi-detached property. Built only 3 years ago with benefitting from 7 years remaining of the NHBC warranty we are certain this property will attract immediate interest. The property benefits from 2 well-proportioned bedrooms, modern bathroom suite, fitted kitchen, lounge/diner and an additional downstairs WC. Externally there is a good sized rear garden with your own side access that leads to the front where there is a driveway that provides off road parking for 2/3 Vehicles. Contact Jeffries and Dibben's to arrange your viewing today on 02392 231 100.





ENTRANCE HALL Radiator, entrance to kitchen, door to:

WC Radiator, WC, hand wash basin with mixer tap, part tiled surround.

KITCHEN 8' 09" x 6' 03" (2.67m x 1.91m) Window to front aspect, range of units, cupboards and work surfaces incorporating gas hob, oven under, hood above, sink unit with integral draining board & mixer tap, space and plumbing for washing machine, space for tall fridge freezer.

LOUNGE/DINER 14' 01" x 12' 11" (4.29m x 3.94m) Window to side and rear with double doors leading to the garden, 2x radiators, stairs to first floor.

FIRST FLOOR

LANDING Loft access, doors to all first floor rooms.

BEDROOM 1 12' 11" x 09' 03" (3.94m x 2.82m) Window to front aspect, radiator.

BATHROOM Window to side aspect, radiator, WC, hand wash basin with mixer tap, panelled bath tub with shower over, tiled to principle areas, extractor fan.

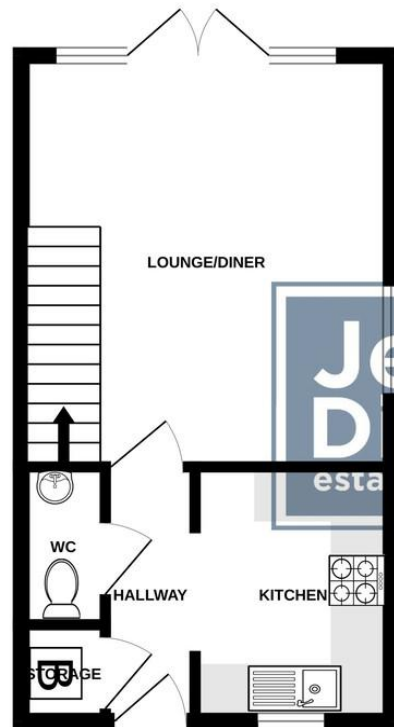
BEDROOM 2 12' 11" x 8' 08" (3.94m x 2.64m) Window to rear aspect, radiator, built in storage cupboard.

OUTSIDE

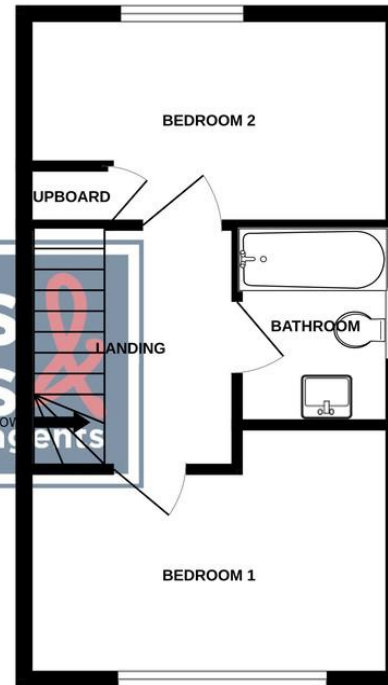
FRONT Lawn area, paving slabs, bark area, side gated access to the rear garden, outside tap, outside light, parking for at least two vehicles.

REAR GARDEN Patio area, mostly laid to lawn. Mature trees, plants and flower beds, shed, alleyway with gated access 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
Winchester City 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		97
(81-91) B		83
(69-80) C		
(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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estate and letting agents

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