

£350,000

Nicholson Way

Berewood, PO7 3DN

PROPERTY SUMMARY

We are delighted to offer for sale this very well presented and spacious 3 bedroom semi detached property in Nicholson Way. This impressive family property has a large number of benefits including 3 years left NHBC, with internal viewings are very strongly advised. The property has a number of benefits including a modern fitted kitchen, modern bathroom suite, downstairs W.C, 3 bedrooms and a lounge. Externally there is a rear garden and driveway providing off road parking. Contact us to book a viewing as sole agents today.





ENTRANCE HALL Radiator, stairs to first floor, door to:

LOUNGE 13' 2" x 12' 11" (4.01m x 3.94m) Window to front aspect, radiator, door to:

INNER HALL Large storage cupboard, door to kitchen, door to:

WC Radiator, W.C, hand wash basin, extractor fan.

KITCHEN/DINER 16' 3" x 11' 4" (4.95m x 3.45m) Window and double doors to rear garden, radiator, range of cupboards, units and work surfaces, built in oven, hob and extractor, built in dish washer and washing machine, wall mounted boiler.

FIRST FLOOR

LANDING Access to loft, door to:

BEDROOM 1 13' 11" x 9' 1" (4.24m x 2.77m) Window to front aspect, radiator, fitted wardrobes.

BEDROOM 2 15' 4" x 9' 1" (4.67m x 2.77m) Window to rear aspect, radiator.

BEDROOM 3 10' 9" x 6' 11" (3.28m x 2.11m) Window to rear aspect, radiator.

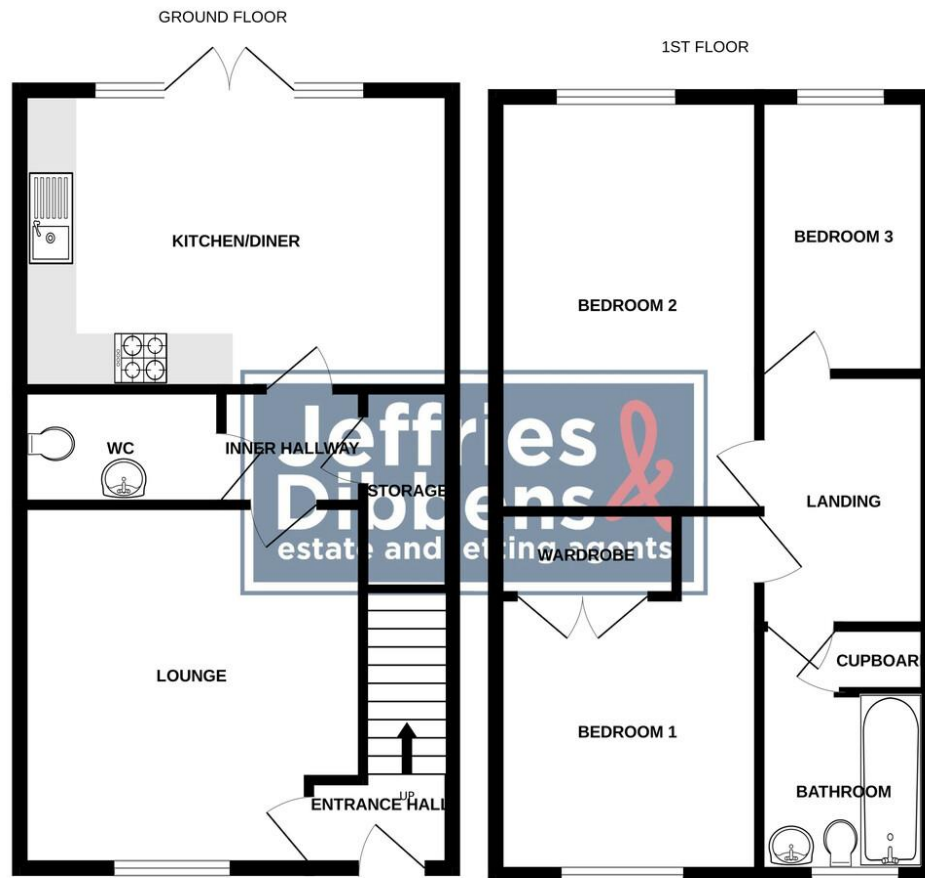
BATHROOM Window to front aspect, heated towel rail, panelled bath with shower over, hand wash basin, W.C, airing cupboard.

OUTSIDE

REAR GARDEN Large area laid to lawn, patio area, gated side access, outside tap.

PARKING Driveway providing off road parking





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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 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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estate and letting agents

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