

£385,000

Whitbourne Way

Berewood, PO7 3ED

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this very well presented 3 double bedroom semi detached property located in a popular area of Berewood. Built only 3 years ago and benefiting from the remainder of the 10 year NHBC warranty, this impressive family home is sure to attract immediate interest. With a pleasant outlook, 2 bathroom suites and a well maintained rear garden internal viewings are strongly advised. The property boasts 3 double bedrooms arranged over 2 floors, a modern fitted kitchen/diner, large lounge and additional WC. There is off road parking provided by a block paved driveway. To arrange your viewing contact Jeffries & Dibbens today!

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

LOUNGE 14' 10" x 11' 10" (4.52m x 3.61m) Window to front aspect, radiator, large under stair cupboard, door to:

KITCHEN/DINER 13' 0" x 10' 05" (3.96m x 3.18m) Double doors and windows to rear aspect, radiator, range of cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, integrated oven, hob, extractor and dishwasher, space for fridge/freezer, LVT flooring, entrance to:

UTILITY ROOM Work surface with cupboard under, concealed wall mounted boiler, plumbing for washing machine, LVT flooring, door to:

WC Radiator, extractor, WC, hand wash basin, LVT flooring.

FIRST FLOOR Window to front aspect, radiator, airing cupboard, stairs to 2nd floor, doors to:

BEDROOM 2 14' 03" x 9' 03" (4.34m x 2.82m) Window to rear aspect, radiator.

BEDROOM 3 10' 02" x 7' 03" (3.1m x 2.21m) Window to front aspect, radiator.

BATHROOM Radiator, extractor, panelled bath with shower over, WC, hand wash basin.

SECOND FLOOR Landing - Door to:

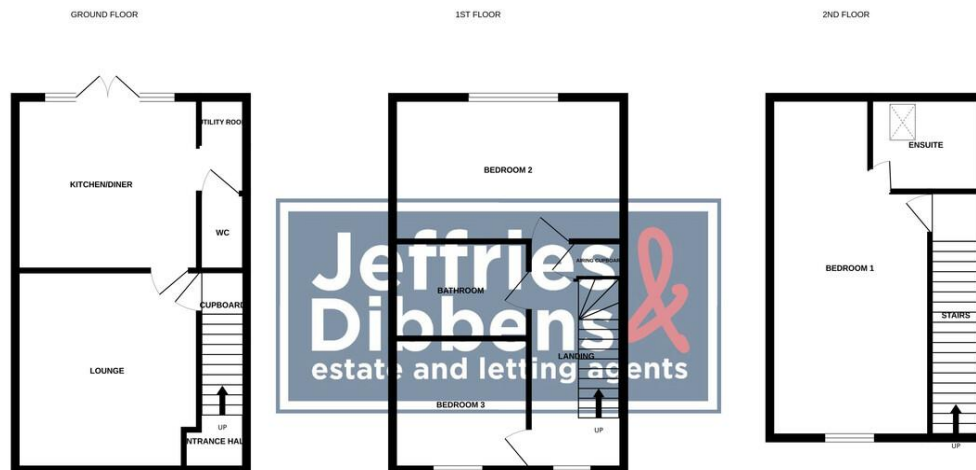
BEDROOM 1 23' 08" x 10' 06" (7.21m x 3.2m) Window to front aspect, radiator, access to loft, door to:

ENSUITE Window to rear aspect, radiator, shower, WC, hand wash basin, spot lighting.

OUTSIDE Front - Small garden area.

PARKING Block paved driveway providing off road parking for 2 vehicles, gated side access to:

REAR GARDEN Mostly laid to lawn, 2 x patio areas, outside tap and light, feature borders.



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		95 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.

**Jeffries
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estate and letting agents

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