



GUIDE PRICE
£550,000
16 Berkeley Close
Hill Head, PO14 3NW

PROPERTY SUMMARY

Offered with no forward chain, this three bedroom detached house is located within walking distance to Hill Head Beach and has a beautiful, landscaped rear garden. The current owners have updated the kitchen, shower room and added a spacious and bright sun room to the rear of the property providing space to make this an ideal family home. The landscaped rear garden boasts verdant lawn, a BBQ area, two wooden sheds and a generous patio, perfect for entertaining. Further benefits include three well-proportioned bedrooms, an open plan lounge/diner, additional utility room and a large driveway for multiple vehicles. Call us now in our Stubbington Branch to book in your viewing and avoid missing out.





ENTRANCE HALLWAY

W/C 2' 7" x 4' 6" (0.79m x 1.37m)

LOUNGE 13' 05" x 11' 5" (4.09m x 3.48m)

DINING ROOM 11' 0" x 9' 7" (3.35m x 2.92m)

KITCHEN 11' 0" x 8' 1" (3.35m x 2.46m)

UTILITY ROOM 8' 9" x 6' 11" (2.67m x 2.11m)

SUNROOM 18' 1" x 12' 4" (5.51m x 3.76m)

UPSTAIRS LANDING

BEDROOM 1 13' 5" x 8' 5" (4.09m x 2.57m)

BEDROOM 2 11' 00" x 10' 7" (3.35m x 3.23m)

BEDROOM 3 9' 5" x 7' 3" (2.87m x 2.21m)

SHOWER ROOM 8' 2" x 7' 1" (2.49m x 2.16m)

OUTSIDE

DRIVEWAY

REAR GARDEN





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
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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



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