

£150,000

Nash Close

Berewood, PO7 5FU

PROPERTY SUMMARY

SHARED OWNERSHIP. This superb two bedroom house is offered for sale with a full price of £300,000. A share of 50% is available which equates to £150,000 and a rent of £343.75 pcm. The property is offered in excellent condition throughout and boasts 2 double bedrooms, a modern bathroom suite, additional WC, large lounge and a fully fitted kitchen. Externally there is a low maintenance rear garden and off road parking for 2 cars.





ENTRANCE HALL Radiator and stairs to first floor with cupboard under, laminate flooring, doors and entrance to:

KITCHEN 8' 11" x 8' 3" (2.72m x 2.51m) Window to front, work tops incorporating 1 1/2 bowl sink unit, range of wall and base units with oven, hob and extractor hood, integrated dish washer, washing machine and fridge freezer. Concealed wall mounted boiler, tiled flooring, spot lighting.

LOUNGE/DINER 15' 11" x 12' 7" (4.85m x 3.84m) Window and door to rear, radiator.

WC 7'10 x 4'10 Radiator, extractor, wash hand basin, WC, tiled flooring, spot lighting.

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

BEDROOM 1 15' max x 11' 2" max (4.57m x 3.4m) Twin windows to rear aspect, radiator, built in wardrobes, over stair cupboard.

BEDROOM 2 15' x 7' 11" (4.57m x 2.41m) Window to front aspect, radiator.

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

OUTSIDE Front - Block paved driveway providing off road parking for 2 cars, outside light.

REAR GARDEN Mostly laid to artificial lawn with large composite decked area, patio area, shed, outside tap and light, gated side access.



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
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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