



**£335,000**  
**Bailey Road**  
Berewood, PO7 3BR



## PROPERTY SUMMARY

Located on the popular Berewood development in Waterlooville we are delighted to offer for sale this very well presented and modern 3 bedroom semi detached house in Bailey Road. The property is immaculate throughout and internal viewings are very strongly advised. The property has a number of benefits including 3 first floor bedrooms, a modern bathroom suite, a modern fitted kitchen, lounge/diner and an additional WC. Externally there is a driveway providing off road parking and a beautiful rear garden. Early interest is expected so to avoid disappointment contact us to arrange your viewing today!





**ENTRANCE HALL** Stairs to first floor landing, radiator, doors to:

**KITCHEN** 10' 4" x 6' 9" (3.15m x 2.06m) Window to front aspect, range of wall and base units, integrated dishwasher, washer/dryer machine, fridge freezer, oven and gas hob with extractor hood over, sink and drainer unit with mixer tap over, concealed wall mounted boiler.

**WC** Window to side aspect, radiator, wash hand basin and WC.

**LOUNGE/DINER** 15' 13" x 09' (4.9m x 2.74m) Double doors to rear garden, windows to rear aspect, two radiators, under stairs cupboard.

**FIRST FLOOR** Window to side aspect, radiator, doors to;

**BEDROOM 1** 13' 9" Max x 9' 5" (4.19m x 2.87m) Window to front aspect, radiator, over stairs storage cupboard.

**BEDROOM 2** 9' 7" x 7' 6" (2.92m x 2.29m) Window to rear aspect, radiator.

**BEDROOM 3** 9' 4" x 6' (2.84m x 1.83m) Window to rear aspect, radiator.

**BATHROOM** Radiator, extractor fan, panel enclosed bath with shower over, wash hand basin and WC.

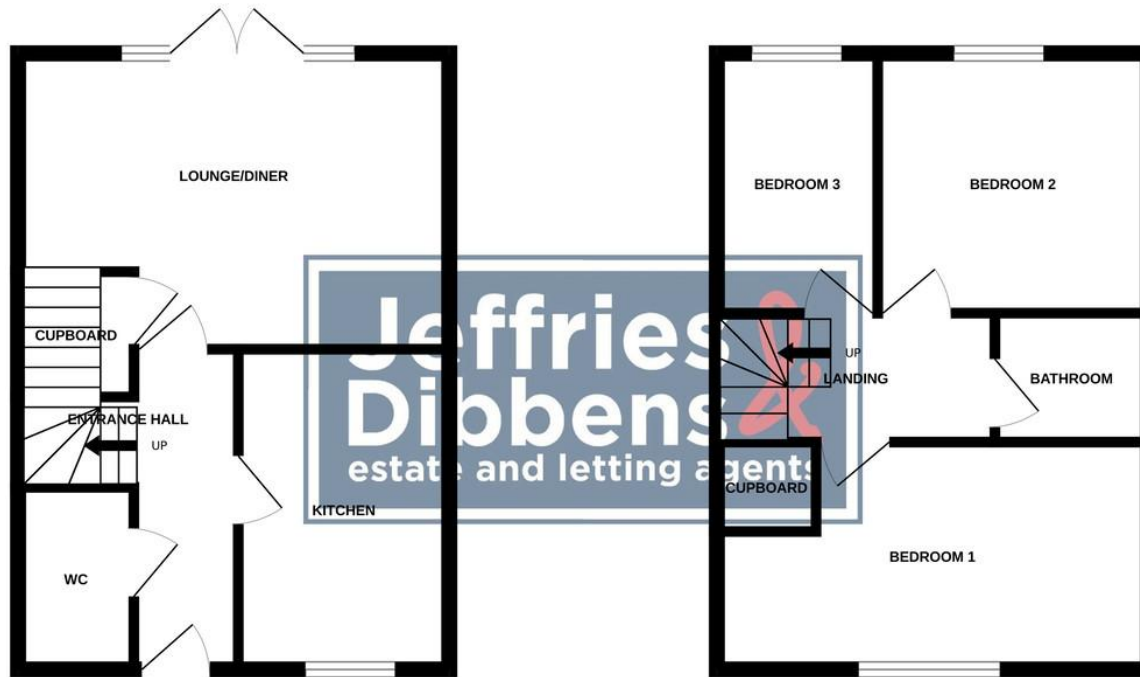
## **OUTSIDE**

**FRONT** Block paved driveway providing off road parking.

**REAR GARDEN** Mostly laid to lawn and patio area, outside lighting, tap, bin store area, 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**  
Winchester City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		97
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

**Jeffries  
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