



£435,000
Trenchard Close
Berewood, PO7 5FN

PROPERTY SUMMARY

Located on the highly regarded 'Yew Gardens' development at Berewood, we are delighted to offer for sale this beautifully presented 4 bedroom semi detached property in Trenchard Close. Benefitting from the remainder of the NHBC warranty early interest in this fabulous family property is expected. The property offers 4 very good sized bedrooms arranged over 2 floors, 2 bathroom suites, a modern fitted kitchen/breakfast room, downstairs W.C and a lounge. Externally there are far reaching views to the front, lovely rear garden and gated driveway providing off road parking. To arrange your viewing and avoid disappointment contact us today!





ENTRANCE HALL Radiator, stairs to first floor with storage cupboard under, utility cupboard housing space for wash machine and space for tumble dryer over with extractor, doors to:

WC Window to front aspect, radiator, W.C, wash hand basin, extractor.

KITCHEN/DINER 15' 7" x 9' 3" (4.75m x 2.82m) Window to front aspect, radiator, a range of wall and base units incorporating one and a half sink unit with mixer taps, integral dish washer, integral fridge/freezer, fitted double oven, hob, and extractor with stainless steel splash backs.

LOUNGE 17' 1" x 11' 4" (5.21m x 3.45m) Window and French doors to gardens with bespoke shutters, radiator.

FIRST FLOOR LANDING Airing cupboard, stairs to second floor, doors to:

BEDROOM 2 15' 8" x 9' 1" (4.78m x 2.77m) Window to rear aspect, radiator.

BEDROOM 3 11' 2" x 9' 1" (3.4m x 2.77m) Window to front aspect, radiator.

BEDROOM 4 11' 2" x 9' 1" (3.4m x 2.77m) Window to rear aspect, radiator.

BATHROOM Window to front aspect, heated towel rail, extractor fan, wash hand basin, shaver point, tiling to floor, W.C, bath with shower over.

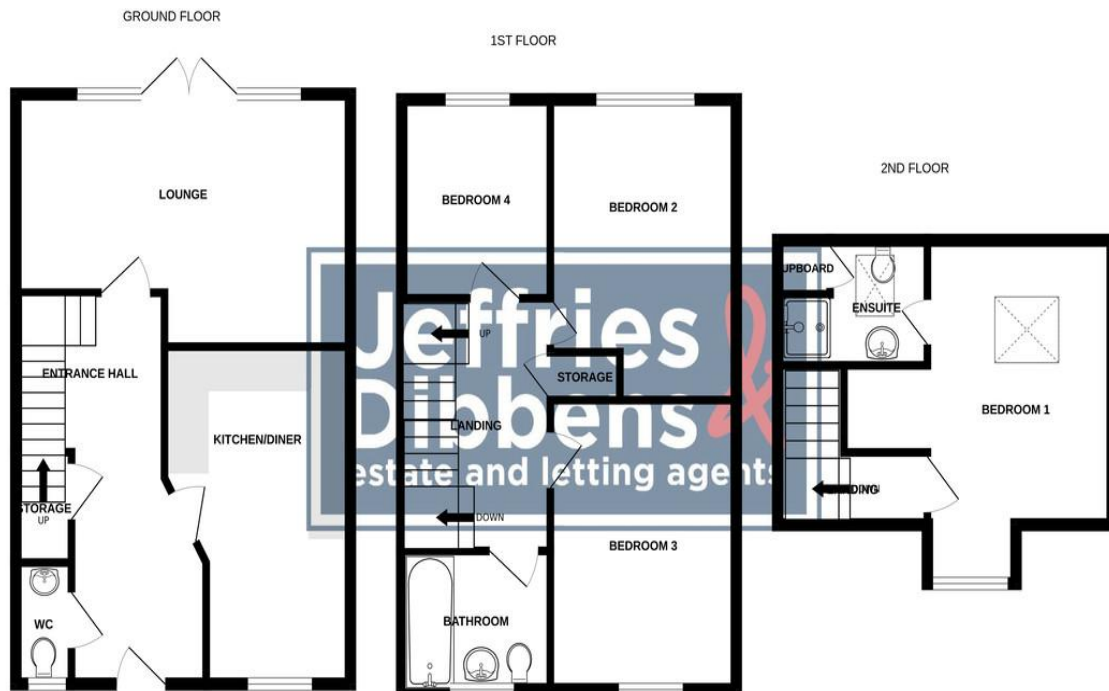
SECOND FLOOR LANDING Door to:

BEDROOM 1 20' 11" x 13' 7" (6.38m x 4.14m) Window to front aspect, rear aspect double glazed Velux window, radiator, doors to:

ENSUITE Rear aspect double glazed Velux window, extractor, shower cubicle, W.C, wash hand basin, cupboard housing boiler, heating towel rail.

OUTSIDE

REAR GARDEN Laid to lawn with a patio and a shed/store, there is also a gated driveway which provides parking for the property.



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
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	85	
(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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