

Total area: approx. 90.4 sq. metres (973.6 sq. feet)

Energy Performance Certificate

21, Grainger Street, WATERLOOVILLE, PO7 3AS
 Dwelling type: End-terrace house Reference number: 8008-4952-6439-3897-9773
 Date of assessment: 15 March 2013 Type of assessment: SAP, new dwelling
 Date of certificate: 25 June 2014 Total floor area: 93 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

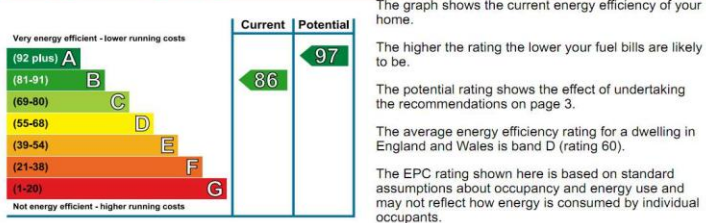
Estimated energy costs of dwelling for 3 years:	£ 966
Over 3 years you could save	£ 84

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	You could save £ 84 over 3 years
Heating	£ 594 over 3 years	£ 594 over 3 years	
Hot Water	£ 198 over 3 years	£ 114 over 3 years	
Totals	£ 966	£ 882	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 84
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 840

21 Grainger Street

Waterlooville PO7 3AS

Price: £385,000

DESCRIPTION

Situated on the prestigious Berewood development in Waterlooville, you will stumble across this attractive, three bedroom property WITH DOUBLE GARAGE to the rear. Appealing from the offset this house feels light and airy throughout enhanced by the neutral tones and décor. The hub of the home is the impressive modern fitted kitchen/diner with integral appliances and a central island which acts as an ideal place for friends to socialise. Large amounts of natural light stream into this room which backs onto your private and secluded, low maintenance rear garden. The generous sized lounge is an ideal place to relax of an evening. There is also a handy downstairs cloakroom. Upstairs you will find three well proportioned bedrooms for a growing family with the master offering en-suite facilities and fitted wardrobes. There is also a modern family bathroom. Additional benefits come in the form of double glazing, gas central heating and an extremely impressive double width garage with electric doors and electric car charging point. On leaving the property you are just a short walk to Waterlooville town centre and the retail park and by car the commuter links of the A3 and A27 are both within easy reach.

ACCOMMODATION

ENTRANCE HALL

LOUNGE: 15' 8" x 11' 10" (4.77m x 3.60m)

KITCHEN/DINER: 19' 0" x 10' 2" (5.79m x 3.10m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1: 13' 4" to front of wardrobes x 10' 5" (4.06m x 3.17m)

EN-SUITE SHOWER ROOM



BEDROOM 2: 10' 4" x 10' 0" (3.15m x 3.05m)

BEDROOM 3: 10' 2" x 7' 4" (3.10m x 2.23m)

FAMILY BATHROOM

OUTSIDE

REAR GARDEN

DOUBLE GARAGE: 20' 6" x 19' 3" (6.24m x 5.86m)

COUNCIL TAX - WINCHESTER CITY COUNCIL BAND C

