





**£332,000**  
**Clements Grove**  
Waterlooville, PO8 9FF

**PROPERTY SUMMARY** - No forward chain! Built only 3 years ago and benefitting from the remainder of the NHBC warranty, we are delighted to offer for sale this modern presented 3 bedroom property in Clements Grove, Lovedean. There are a large number of benefits so internal viewings are very strongly advised. The property boasts 3 first floor bedrooms with en-suite facilities to the master bedroom, family bathroom, modern fitted kitchen/breakfast room, lounge with feature media wall and additional WC. Externally there is a pleasant south facing rear garden with outbuilding and a garage. Early interest is expected to avoid disappointment contact us today as sole agents!

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**ENTRANCE HALL** Radiator, stairs leading to first floor, under stairs storage cupboard, door to:

**WC** 5' 10" x 3' 00" (1.78m x 0.91m) Window to front aspect, heated towel rail, extractor fan, WC, hand wash basin with mixer tap.

**KITCHEN/DINER** 17' 00" x 8' 05" (5.18m x 2.57m) Bay window to front aspect, spot lighting, built in seating with storage under, fitted breakfast bar, fitted kitchen with comprising a range of wall and base units with work surface over, incorporating sink and drainer unit, integrated four gas hob with extractor hood over and oven below, space for double fridge freezer, washing machine and plumbing for dishwasher.

**STORAGE CUPBOARD** - Under stairs storage housing the electrical meters.

**LOUNGE** 15' 08" x 10' 11" (4.78m x 3.33m) Window and double doors to rear aspect leading to rear garden, radiator.

**LANDING** Access to all first floor rooms, over the stairs storage cupboard, access to loft.

**BEDROOM 1** 14' 2" x 8' 5" (4.32m x 2.57m) Window to rear aspect, radiator, door to:

**ENSUITE** 7' 05" x 4' 01" (2.26m x 1.24m) Window to side aspect, heated towel rail, extractor fan, hand wash basin, WC and shower cubicle.

**BEDROOM 2** 11' 07" x 8' 04" (3.53m x 2.54m) Window to front aspect, radiator.

**BEDROOM 3** 9' 08" x 6' 10" (2.95m x 2.08m) Window to rear aspect, radiator.

**BATHROOM** 6' 10" x 5' 11" (2.08m x 1.8m) Window to front aspect, heated towel rail, extractor fan, panel enclosed bath with shower over, part tiled around, hand wash basin with mixer tap, WC.

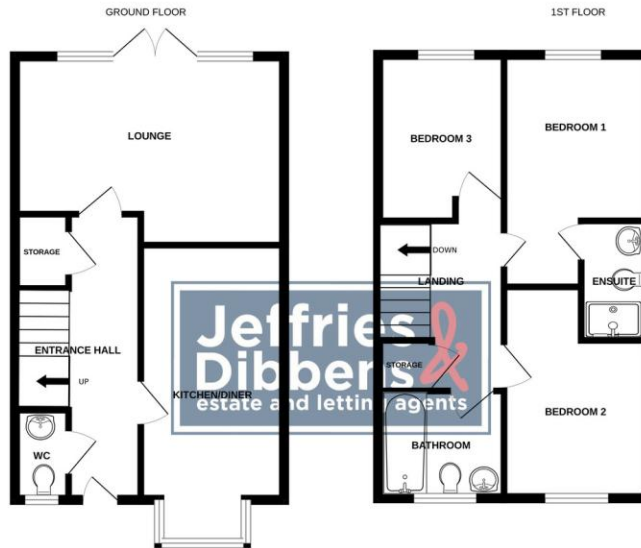
**OUTSIDE**

**GARDEN** Rear south facing garden, composite decking area, artificial grass, outbuilding and rear access leading to garage.

**OUTBUILDING** 15' 06" x 12' 00" (4.72m x 3.66m) Windows to side aspect, fully secured with composite door. (Not currently finished internally)

**GARAGE** 20' 09" x 9' 09" (6.32m x 2.97m) Up and over garage door.

**FRONT** Allocated parking space for one vehicle, visitor spots available.



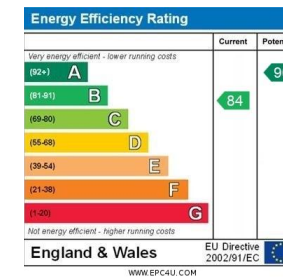
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given. Made with Metrage 2.0.24.

**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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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