



£269,495

Cornbrook Grove

Waterlooville, PO7 8RD

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this 2 bedroom semi detached house located in the very popular 'Tempest' area of Waterloooville. We believe this property is an ideal first time or investment purchase and internal viewings are very strongly recommended. The property boasts 2 first floor bedrooms, bathroom suite, fitted kitchen, conservatory and a lounge. Externally there is a rear garden and a driveway providing off road parking. To arrange your viewing contact us today!





ENTRANCE Radiator, door to:

KITCHEN 8' 3" x 6' 4" (2.51m x 1.93m) Window to front aspect, wall and base units, sink and drainer, space for cooker and fridge/freezer, plumbing for washing machine.

LOUNGE 13' 6" x 11' 7" (4.11m x 3.53m) Stairs to first floor, two radiators, doors to:

CONSERVATORY 10' 7" x 8' 3" (3.23m x 2.51m) Side door to rear garden, windows to all aspects.

LANDING Access to loft, doors to -

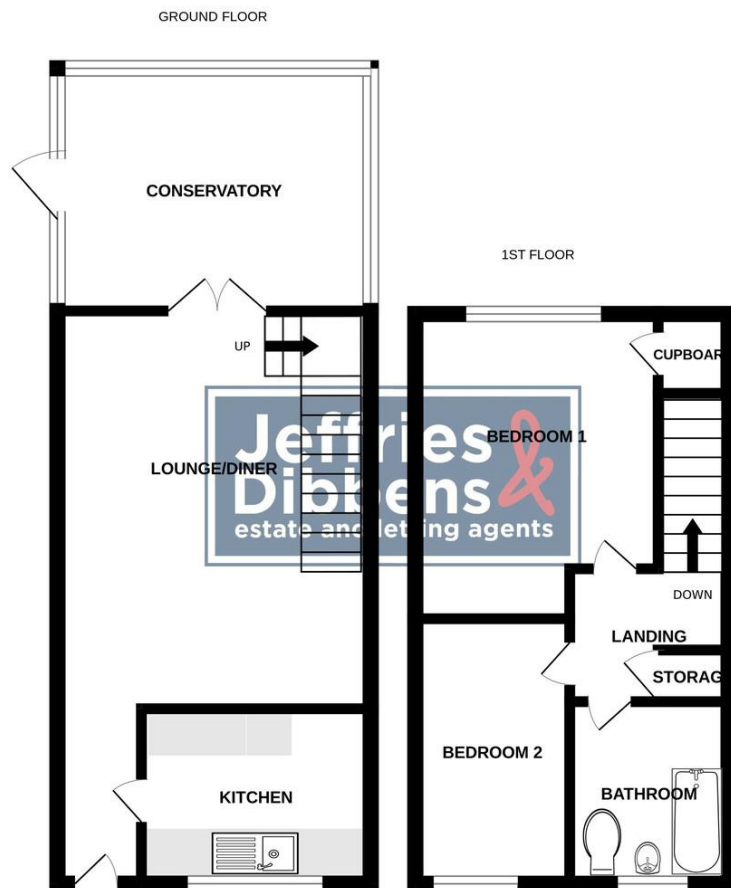
BEDROOM 11' 1" x 8' 2" (3.38m x 2.49m) Window to rear aspect, radiator, storage cupboard.

BEDROOM 8' 11" x 5' 6" (2.72m x 1.68m) Window to rear aspect, radiator.

BATHROOM Panel enclosed bath with shower over, low level wc, wash basin in pedestal, window to front aspect.

OUTSIDE Small front garden with steps to front door. The rear garden is fully enclosed and has side pedestrian access.

OFF ROAD PARKING



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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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