

**£350,000**

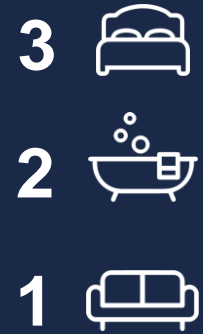
**Grainger Street**

Waterlooville, PO7 3AS



## PROPERTY SUMMARY

Located on the very popular 'Berewood' development close to Waterlooville town centre, we are delighted to offer for sale this very well presented 3 bedroom semi detached home in Grainger Street. The property boasts 3 first floor bedrooms, 2 bathroom suites, lounge, open plan kitchen, additional W.C. and a separate utility area. Externally there is a very well maintained low maintenance rear garden and allocated parking. To arrange your viewing contact us today!





**ENTRANCE HALL** Stairs to first floor landing, door to;

**LOUNGE** 14' 4" x 12' 0" (4.37m x 3.66m) Window to front aspect, radiator, under stairs storage cupboard, door to:

**KITCHEN/DINER** 12' 5" x 11' 11" (3.78m x 3.63m) Windows and double doors to rear garden, radiator, range of cupboards, units and work surfaces with inset sink unit, built in oven, hob and extractor, fridge freezer and dishwasher, entrance to:

**UTILITY AREA** Cupboards, unit and work surface, plumbing for washing machine, door to:

**WC** Radiator, extractor fan, W.C, hand wash basin.

**LANDING** Doors to all first floor rooms.

**BEDROOM 1** 9' 7" x 9' 4" (2.92m x 2.84m) Window to rear aspect, radiator, built in wardrobes, access to loft, air conditioning unit, door to:

**ENSUITE** Window to rear aspect, heated towel rail, shower, hand wash basin, W.C.

**BEDROOM 2** 11' 7" x 8' 10" (3.53m x 2.69m) Window to front aspect, radiator.

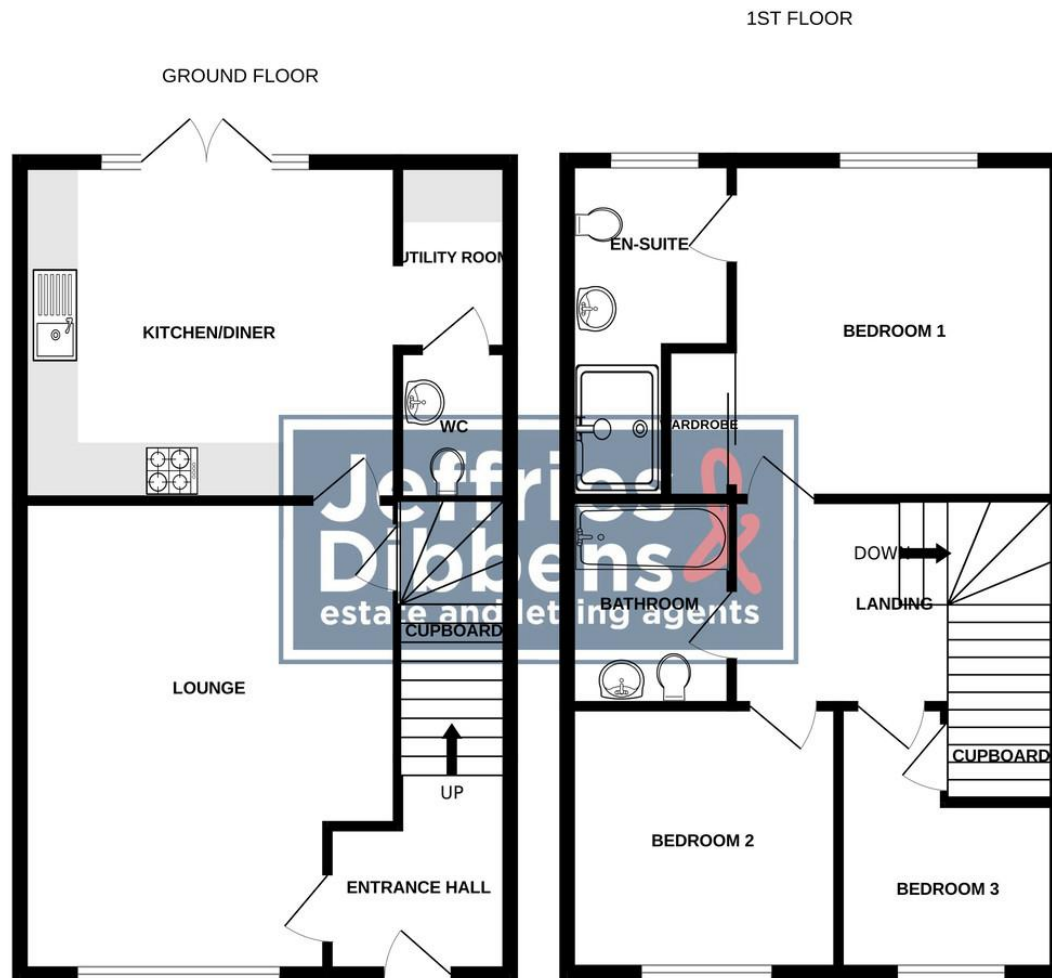
**BEDROOM 3** 11' 7" Max x 6' 5" Max (3.53m x 1.96m) Window to front aspect, radiator, over stair cupboard.

**BATHROOM** Heated towel rail, extractor fan, panelled bath, hand wash basin, W.C.

## **OUTSIDE**

**REAR GARDEN** Mainly laid to lawn with patio with artificial lawn, gated side access to front of property, outside light and tap, gate providing rear access.

**ALLOCATED PARKING**



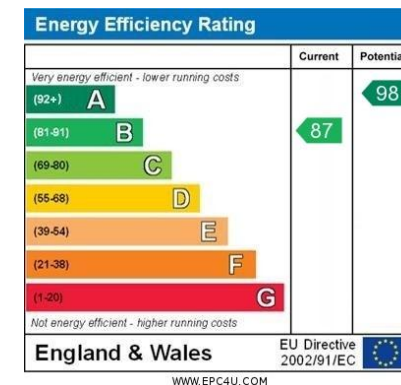
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
Winchester City 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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