



£345,000
Grainger Street

Berewood, 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 modern bathroom suites, lounge, fabulous open plan kitchen, additional W.C. and a separate utility area. Externally there is a very well maintained low maintenance south facing rear garden and driveway parking. A particular added feature is the office/outbuilding providing additional living space. The property has no forward chain and to arrange your viewing contact us today!

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ENTRANCE HALL Radiator, LVT flooring, stairs to first floor landing, door to:

LOUNGE 14' 4" x 12' (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 1 1/2 bowl sink unit with mixer tap, built in oven, hob and extractor, space for fridge freezer and dishwasher, spot lighting entrance to:

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

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

FIRST FLOOR Landing - Doors to:

BEDROOM 1 9' 9" x 9' 4" (2.97m x 2.84m) Window to rear aspect, radiator, door to:

ENSUITE Window to rear aspect, radiator, 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" (3.53m x 1.96m) Window to front aspect, radiator, over stair cupboard.

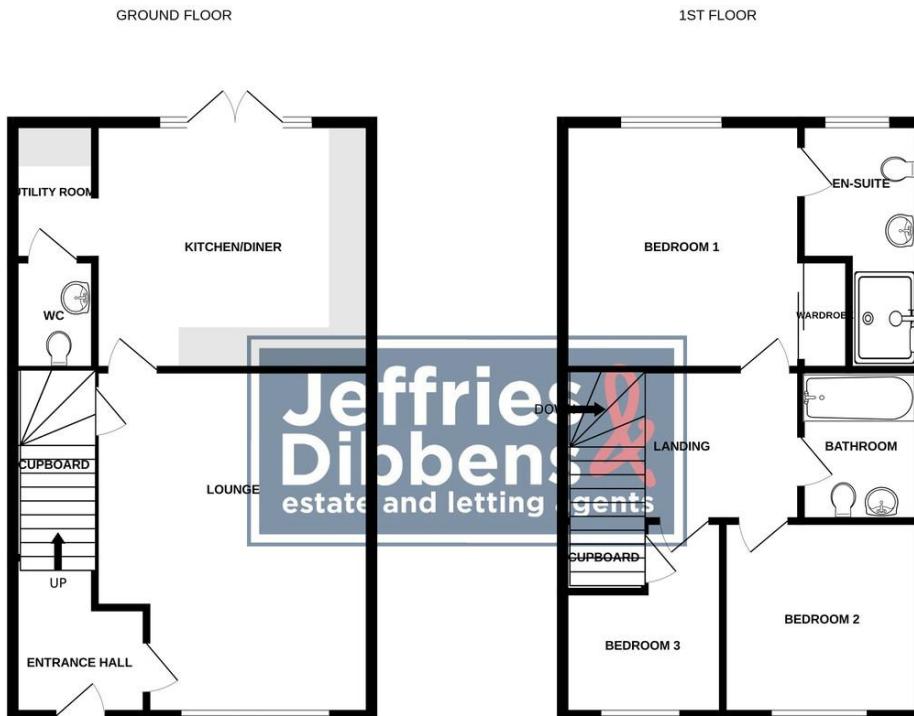
BATHROOM Heated towel rail, extractor fan, panelled bath with shower over, hand wash basin, W.C, spot lighting.

OUTSIDE Front - Small fenced area with slate chippings, gated side access leading to:

REAR GARDEN Mainly laid to composite decking and patio, gated side access to front of property, outside light and tap, gate providing rear access and leading to parking.

OUTBUILDING/OFFICE 8' 07" x 6' 04" (2.62m x 1.93m) Window to side and door to front, light and power.

PARKING Parking for 2 vehicles.



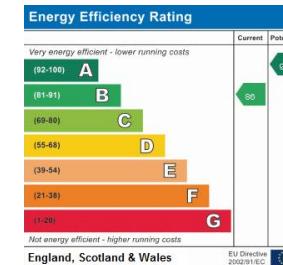
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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