



TOTAL FLOOR AREA: 649 sq ft (79.8 sq m.) approx.
 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 misstatement. 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.
 Made with Hologram 12/2024

Energy performance certificate (EPC)

20 Combrook Grove WATERLOOVILLE PO7 5PD	Energy rating D	Valid until: 19 October 2031
		Certificate number: 5316-2079-5100-2299-2005

Property type: Semi-detached house
 Total floor area: 71 square metres

Rules on letting this property

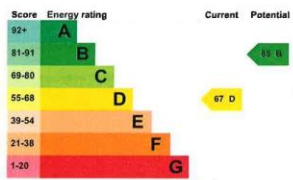
Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60



20 Cornbrook Grove

Tempest, Waterlooville PO7 8RD

Price: £325,000

DESCRIPTION

This well presented, three bedroom semi-detached house is tucked away in a quiet cul-de-sac within the ever popular area of Tempest, Waterlooville and just a short walk to the local shops and amenities, schools and bus routes. Internally the property offers a spacious lounge, fitted kitchen and a conservatory which could be used as a dining room. Upstairs you will find two double bedrooms, a single bedroom and a modern fitted shower room. Outside, the garden is South/West facing, meaning you get plenty of sun, there's also a front garden that could potentially be converted to hardstanding (subject to any necessary consents) providing additional off road parking, as well as a detached garage and driveway. Additional benefits include double glazing and gas central heating. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

LOUNGE: 15' 4" x 10' 8" (4.67m x 3.25m)

KITCHEN: 14' 2" x 7' 9" (4.31m x 2.36m)

CONSERVATORY: 9' 7" x 8' 1" (2.92m x 2.46m)

FIRST FLOOR

BEDROOM 1: 13' 8" x 8' 0" (4.16m x 2.44m)

BEDROOM 2: 9' 7" x 8' 0" (2.92m x 2.44m)

BEDROOM 3: 6' 4" x 5' 6" (1.93m x 1.68m)



SHOWER ROOM: 5' 4" x 5' 1" (1.62m x 1.55m)

OUTSIDE

REAR GARDEN

DRIVEWAY

GARAGE: 16' 2" x 8' 2" (4.92m x 2.49m)

