



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 home in Grainger Street. The property boasts 3 first floor bedrooms with ensuite to master, family bathroom suite, lounge, kitchen/diner and additional W.C. Externally there is a well maintained rear garden with detached double garage. To arrange your viewing contact us today!

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HALLWAY Storage cupboard, stairs leading to first floor with storage cupboard under, radiator, doors to:

WC W.C, wash hand basin, radiator, tiled splash back, extractor fan.

LOUNGE 15' 7" x 11' 9" (4.75m x 3.58m) Window to front aspect, two radiators.

KITCHEN/DINER 18' 9" x 9' 10" (5.72m x 3m) Two rear aspect French doors to garden, radiator, range of wall and base level units with soft close doors and work tops over, up stands, under lights, fitted double oven, hob and extractor hood over, integral dish washer, washing machine and fridge/freezer, one and a half sink unit with mixer tap, under lights.

LANDING Cupboard housing boiler, access hatch to loft space, doors to:

BEDROOM 1 13' 2" x 9' 11" Plus wardrobe (4.01m x 3.02m) Window to front aspect, radiator, fitted wardrobes with mirrored doors, door to:

ENSUITE Window to front aspect, W.C, wash hand basin, shower cubicle, extractor fan, heated towel rail.

BEDROOM 2 10' 0" x 9' 7" (3.05m x 2.92m) Window to rear aspect, radiator.

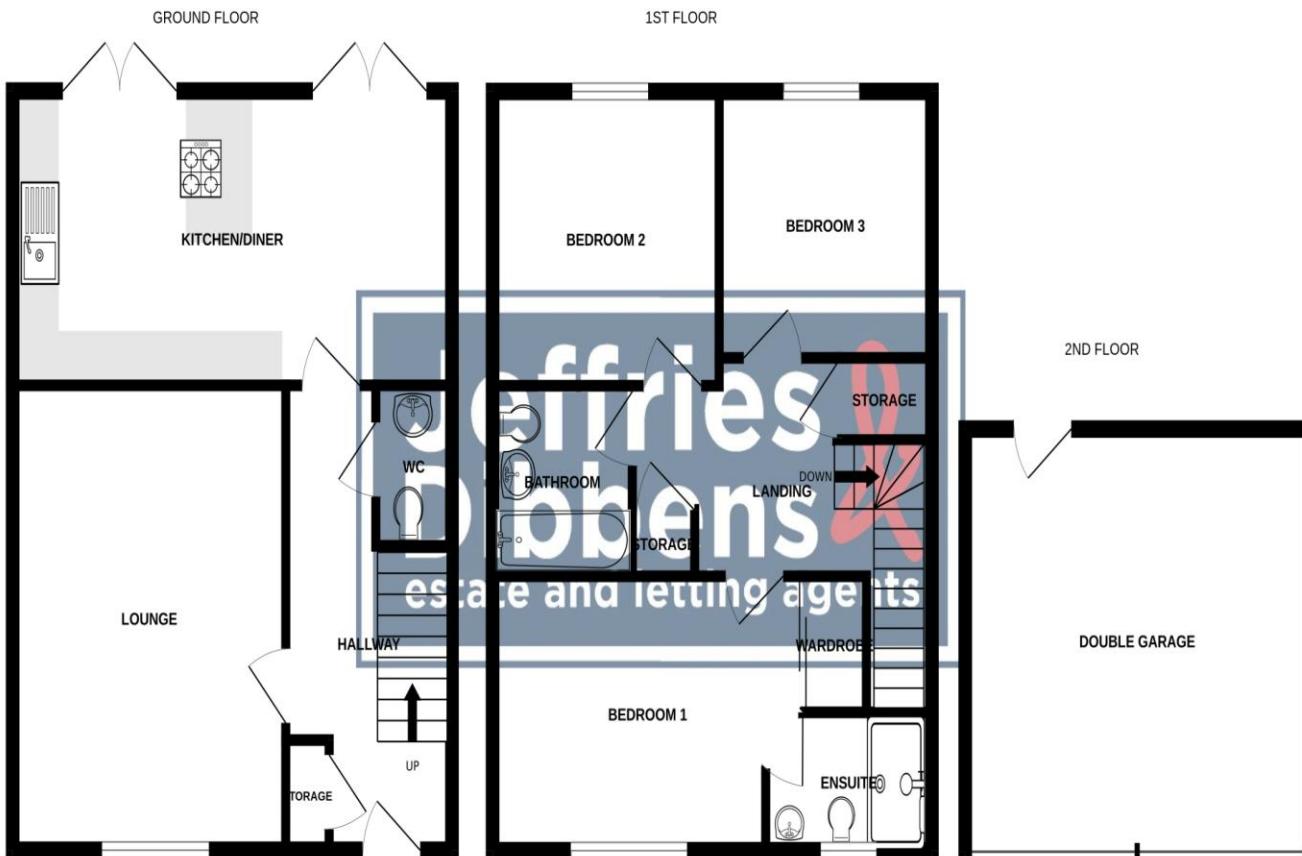
BEDROOM 3 8' 11" x 8' 9" (2.72m x 2.67m) Window to rear aspect, radiator.

BATHROOM W.C, wash hand basin, extractor fan, bath with shower screen mixer tap and shower attachment.

OUTSIDE

REAR GARDEN Area laid to lawn, patio area, gated rear access, private door.

DOUBLE GARAGE 20' 3" x 19' 1" (6.17m x 5.82m) Twin electric up and over doors, power, light, and rear courtesy door to garden.



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.

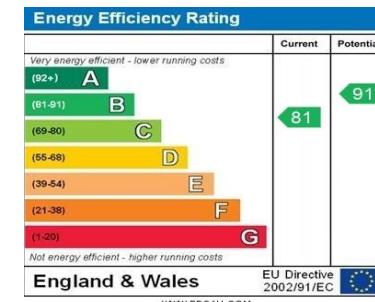
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LOCAL AUTHORITY
Winchester City Council

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.