

£320,000

Grainger Street

Waterlooville, PO7 3AS

PROPERTY SUMMARY

No Forward Chain!! 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 on Grainger Street. The property boasts 3 first floor bedrooms with ensuite to master bedroom, family bathroom suite, lounge, kitchen/diner and additional W.C. Externally there is a well maintained rear garden and off road parking with EV charger point. To arrange your viewing contact us today!





ENTRANCE HALL Stairs to first floor, door to:

LOUNGE 14' 9" x 12' 1" (4.5m x 3.68m) Window to front aspect, storage cupboard, radiator, door to:

KITCHEN/DINER 13' 1" x 12' (3.99m x 3.66m) Double glazed bi-fold doors leading to rear garden, range of wall and base units with work surface over incorporating sink unit with mixer tap over, built-in oven, electric hob with extractor hood over, space for upright fridge/freezer, tiled floor, spotlights, radiator, entrance through to utility area with space for washing machine. Door to cloakroom.

WC Radiator, WC, wash hand basin.

FIRST FLOOR Doors to:

BEDROOM 1 9' 8" + wardrobes" x 9' 4" (2.95m x 2.84m) Window to rear aspect, built-in wardrobes, radiator, door to en-suite.

ENSUITE Double glazed window to rear aspect, shower cubicle, pedestal wash hand basin, low level WC, tiled to shower area, radiator, laminate flooring.

BEDROOM 2 10' 4" x 8' 11" (3.15m x 2.72m) Double glazed window to front aspect, radiator.

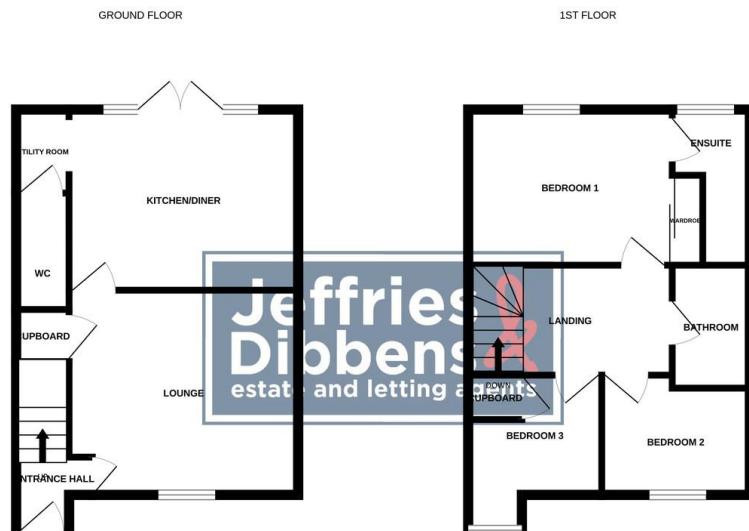
BEDROOM 3 8' 3" x 7' 4" (2.51m x 2.24m) Double glazed window to front aspect, radiator, built-in storage cupboard.

BATHROOM Panel enclosed bath, low level WC, pedestal wash hand basin, heated towel rail, laminate flooring, extractor fan, spotlights.

OUTSIDE

REAR GARDEN Enclosed by brick wall and panel fencing, laid to patio and decorative patio/shingle area and flower bed. Steps to further patio and slated area with wooden shed. Gate to allocated parking.

PARKING To the rear of the property with fully certified OHME EV charging point.



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.
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LOCAL AUTHORITY
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

**Jeffries
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