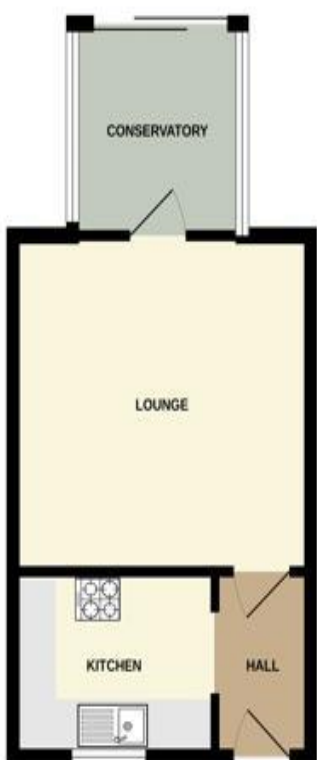




GROUND FLOOR  
300 sq ft. (27.9 sq.m.) approx.



1ST FLOOR  
240 sq ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq ft. (50.2 sq.m.) approx.  
While 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.  
Made with floorplan 2023

**Energy performance certificate (EPC)**

23, Cornbrook Grove WATERLOOVILLE PO7 8RD	Energy rating <b>C</b>	Valid until: 8 December 2029
		Certificate number: 9348-2891-6821-9101-3301

Property type	Semi-detached house
Total floor area	44 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 C. It has the potential to be B.

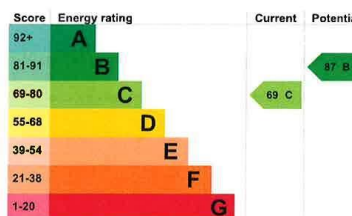
[See how to improve this property's energy efficiency.](#)

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



# 23 Cornbrook Grove

Tempest, Waterlooville PO7 8RD

**Price: £280,000**

## DESCRIPTION

If you're looking to get onto the property ladder, look no further than this 'turn key' two bedroom semi-detached house, situated in a quiet-cul-de-sac within the ever popular area of Tempest, Waterlooville. Conveniently located just a short walk from the locals shops and pub, the property also offers easy access to the A3. Internally, the property features a modern fitted kitchen with space for a washing machine, dishwasher and fridge/freezer. There is also a generous sized lounge leading through to a conservatory. Upstairs you will find two bedrooms and a modern fitted bathroom. Outside, the rear garden benefits from side access, while to the front there is a private driveway providing off road parking. Additional benefits include double glazing, gas central heating and no forward chain, enabling a potentially quick and straightforward purchase.

## ACCOMMODATION

ENTRANCE PORCH

KITCHEN: 8' 2" x 6' 6" (2.49m x 1.98m)

LOUNGE: 13' 4" x 11' 2" (4.06m x 3.40m)

CONSERVATORY: 7' 7" x 7' 5" (2.31m x 2.26m)

## FIRST FLOOR LANDING

BEDROOM 1: 11' 2" x 8' 3" (3.40m x 2.51m)

BEDROOM 2: 8' 11" x 5' 6" (2.72m x 1.68m)



BATHROOM: 5'6" X 5'4"

## OUTSIDE

REAR GARDEN

DRIVEWAY

## COUNCIL TAX

Havant Borough Council – Band B

