

**£300,000 - £315,000 Guide Price**

**Amethyst Grove**

Waterlooville, PO7 8SR

## PROPERTY SUMMARY

Offered for sale with no forward chain and located on the popular 'Tempest' development in Waterlooville, we are delighted to present this spacious 3 bedroom end terrace property in Amethyst Grove. We believe this is an ideal first time or family purchase and internal viewings are strongly advised. The property boasts 3 first floor bedrooms, shower room, large lounge/diner, modern fitted kitchen and an additional WC, Externally there is a garage with additional parking and a good sized rear garden backing onto woodland. Amethyst Grove offers good access to the A3 and is within walking distance of the popular Queens Inclosure school. To arrange your viewing contact us today!





**ENTRANCE HALL** Door to side aspect, radiator, stairs to first floor, doors to:

**WC** Window to front aspect, radiator, WC, hand wash basin with vanity surround and cupboard under, majority tiled.

**KITCHEN** 11' 09" x 6' 07" (3.58m x 2.01m) Windows to front and side aspects with shutters, radiator, range of fitted cupboards, units and work surfaces with inset sink unit, integrated oven, hob and extractor, plumbing for washing machine, space for fridge.

**LOUNGE/DINER** 18' 07" x 12' 01" (5.66m x 3.68m) Window and double doors to rear garden, 2 radiators, under stair cupboard.

**FIRST FLOOR** Landing - Access to loft, doors to:

**BEDROOM 1** 15' 03" x 8' 08" (4.65m x 2.64m) Windows to rear and side aspects, radiator, built in wardrobes.

**BEDROOM 2** 12' 03" x 9' 09" (3.73m x 2.97m) Window to rear aspect, radiator.

**BEDROOM 3** 8' 09" x 8' 07" (2.67m x 2.62m) Window to rear aspect, radiator.

**SHOWER ROOM** Window to front aspect, heated towel rail, shower, WC, hand wash basin, tiled.

**OUTSIDE** Front - Block paved driveway leading to:

**GARAGE** Up and over door.

**REAR GARDEN** Full block paved, gated side pedestrian access, outside tap and light, pleasant wooded outlook.



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 guidance 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 is given to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



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