



Energy performance certificate (EPC)			
23, Cornbrook Grove WATERLOOVILLE PO7 8RD	Energy rating C	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.

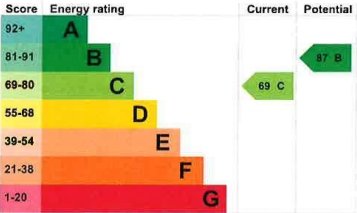
[See how to improve this property's energy efficiency.](#)

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



Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

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

