

£325,000

Cornbrook Grove

Waterlooville, PO7 8RD

PROPERTY SUMMARY

Located on the popular Tempest development in Waterlooville, we are delighted to offer for sale this well presented 3 bedroom semi detached property in Cornbrook Grove. This property is an ideal first purchase and internal viewings are very strongly advised. The property boasts 3 first floor bedrooms, a wonderful modern shower room, large lounge, fitted kitchen and a conservatory. Externally the property has a garage with its own driveway providing off road parking and a wonderful landscaped low maintenance rear garden. There are a number of local shops and convenience stores close at hand as well as the popular Queens Inclosure school and protected woodlands. To arrange your viewing contact us as sole agents today.





ENTRANCE HALL Radiator, stairs to first floor, door to:

LOUNGE 15' 4" x 10' 8" (4.67m x 3.25m) Bay window to front, radiator, electric fire, door to:

KITCHEN 14' 2" x 7' 9" (4.32m x 2.36m) Window and sliding doors to conservatory, range of cupboards, units and work surfaces with inset sink unit, integrated oven, hob and extractor, space for fridge freezer, plumbing for dishwasher, large under stair cupboard.

CONSERVATORY 9' 7" x 8' 1" (2.92m x 2.46m) Windows to both sides and rear, double doors to rear garden, light and power.

FIRST FLOOR Landing - Window to side aspect, doors to:

BEDROOM 1 13' 8" x 8' (4.17m x 2.44m) Window to front aspect, radiator.

BEDROOM 2 9' 7" x 8' (2.92m x 2.44m) Window to rear aspect, radiator, access to loft.

BEDROOM 3 6' 4" x 5' 6" (1.93m x 1.68m) Window to front aspect, radiator.

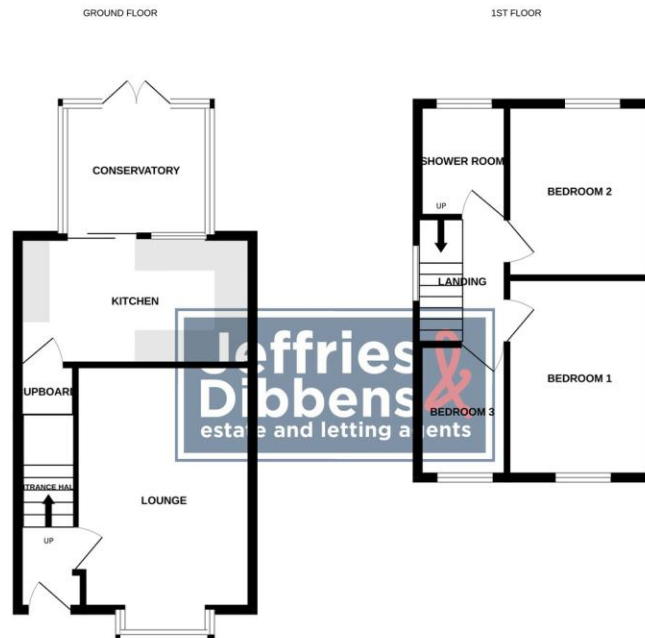
SHOWER ROOM Window to rear aspect, heated towel rail, shower cubicle, hand wash basin, WC, fully tiled.

OUTSIDE Front - Lawned front garden, own driveway leading to:

GARAGE Electric roller door, light and power.

REAR GARDEN Landscaped rear garden which is laid to artificial lawn and large composite decked area, flower borders, outside light and tap, gated side access.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling, room 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 service, system and equipment shown here are not shown and no guarantee as to their operation or efficiency can be given. Made with Hoxpox 12/08/18

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		85 B
69-80	C		
55-68	D	67 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.

**Jeffries
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estate and letting agents

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