



GROUND FLOOR
735 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.
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 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 10225

Energy performance certificate (EPC)

32 Edgefield Grove WATERLOOVILLE PO7 8NX	Energy rating C	Valid until: 29 August 2036 Certificate number: 2806-3065-3208-2006-7204
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Property type: Detached house
Total floor area: 101 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 C.

[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 50

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

32 Edgefield Grove
Waterlooville PO7 8NX

Price: £375,000

DESCRIPTION

Situated in a quiet cul-de-sac, this well presented three bedroom link detached home offers spacious and flexible accommodation, making it an ideal choice for families or those looking for a comfortable home with excellent local amenities close by. The ground floor features a welcoming lounge with doors opening into the dining room, which in turn leads through to a bright and versatile conservatory overlooking the rear garden. The kitchen is complemented by a separate utility room, with convenient access through to the garage. Upstairs, there are two double bedrooms and a single bedroom, bedroom one benefiting from a built in wardrobe and en-suite shower room. There's also a modern wet room, completing the first floor. Outside, the property enjoys a pleasant rear garden with useful side access, while the front provides off road parking and access to the garage. Ideally positioned within easy walking distance of local shops, bus routes, a nearby school and a pub! this attractive home combines generous living space with a convenient location.

ACCOMMODATION

ENTRANCE PORCH & WC

LOUNGE 17' 3" x 12' 7" (5.25m x 3.83m)

DINING ROOM 9' 5" x 8' 5" (2.87m x 2.56m)

CONSERVATORY 10' 9" x 9' 0" (3.27m x 2.74m)

KITCHEN 9' 5" x 8' 1" (2.87m x 2.46m)

UTILITY ROOM 7' 9" x 7' 2" (2.36m x 2.18m)

FIRST FLOOR



BEDROOM 1 11' 0" x 8' 6" (3.35m x 2.59m) - Built in wardrobes.

EN-SUITE 8' 0" x 3' 4" (2.44m x 1.02m)

BEDROOM 2 9' 2" x 8' 3" (2.79m x 2.51m)

BEDROOM 3 8' 5" x 6' 5" narrowing to 4'5" (2.56m x 1.95m)

WET ROOM

OUTSIDE

REAR GARDEN

GARAGE 18' 5" x 8' 2" (5.61m x 2.49m)

DRIVEWAY

