



OFFERS OVER
£500,000
3 Grovers Field
Southampton, SO32 1QL

PROPERTY SUMMARY

We are pleased to offer to the market this beautifully presented three bedroom detached property positioned in the quiet cul de sac location of Grovers Field, Bishops Waltham. The ground floor accommodation on offer consists of a generously sized lounge, a modern fitted kitchen/diner and WC. To the first floor you will find three good size bedrooms of which the master boasts ensuite facilities and a family bathroom. Externally there's a low maintenance rear garden as well as a driveway and garage. An internal viewing is highly recommended. To arrange your viewing please contact our Fareham office.





FRONT Off road parking, access to garage, gate providing access to rear garden.

HALLWAY

LOUNGE 19' 03" x 9' 07" (5.87m x 2.92m)

KITCHEN/DINER 16' 03" x 8' 06" (4.95m x 2.59m)

UTILITY ROOM 6' 01" x 5' 05" (1.85m x 1.65m)

WC

LANDING

MASTER BEDROOM 10' 07" x 10' 0" (3.23m x 3.05m)

ENSUITE

BEDROOM TWO 9' 02" max x 8' 04" max (2.79m x 2.54m)

BEDROOM THREE 10' 09" x 8' 05" (3.28m x 2.57m)

BATHROOM

REAR GARDEN

GARAGE 19' 03" x 9' 07" (5.87m x 2.92m)

AGENT NOTE Estate service charge: £382.57 per annum

LOCAL AUTHORITY
Winchester Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
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