



**STEVE GRANTHAM**  
BESPOKE ESTATE AGENT

33 Godwin Crescent, Waterlooville, PO8 0YA

£300,000





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# 33 Godwin Crescent

Waterlooville, PO8 0YA

- THREE BEDROOMS
- IN NEED OF SOME UPDATING
- DRIVEWAY FOR TWO CARS
- OPEN PLAN LOUNGE DINER
- EASY ACCESS TO THE A3
- SEMI DETACHED HOUSE
- CENTRAL CLANFIELD LOCATION
- IDEAL FIRST TIME BUY
- CLOSE TO LOCAL AMENITIES

A three bedroom semi-detached house quietly positioned in a cul-de-sac in the heart of Clanfield, within walking distance of local shops, cafés and restaurants and offering easy access to the A3. The property features a spacious lounge diner opening onto a well maintained rear garden with gated access to a green and driveway parking for two cars. Upstairs offers two double bedrooms, a single bedroom and a family bathroom. Currently rented but available to owner occupiers, the home would benefit from some general updating and provides an excellent opportunity to add value in a popular and convenient location.



Tucked away in a quiet cul-de-sac in a central Clanfield location, this three bedroom semi-detached home offers a fantastic opportunity for both investors and owner occupiers alike. The property is within comfortable walking distance of a range of convenient local shops, including charming independent retailers along Drift Road, as well as nearby cafés and restaurants, making day-to-day living both easy and enjoyable. Excellent transport links are also close at hand, with straightforward access to the A3 for commuters.

The house is currently rented and may be purchased as a going concern, although it is equally well suited to buyers looking for a home they can move into and make their own. Upon entering the property, you are welcomed into a light and free-flowing ground floor layout featuring a spacious lounge diner, with doors opening directly onto the rear garden, creating an ideal space for both relaxing and entertaining. The kitchen is a separate room and offers a good amount of space and potential.

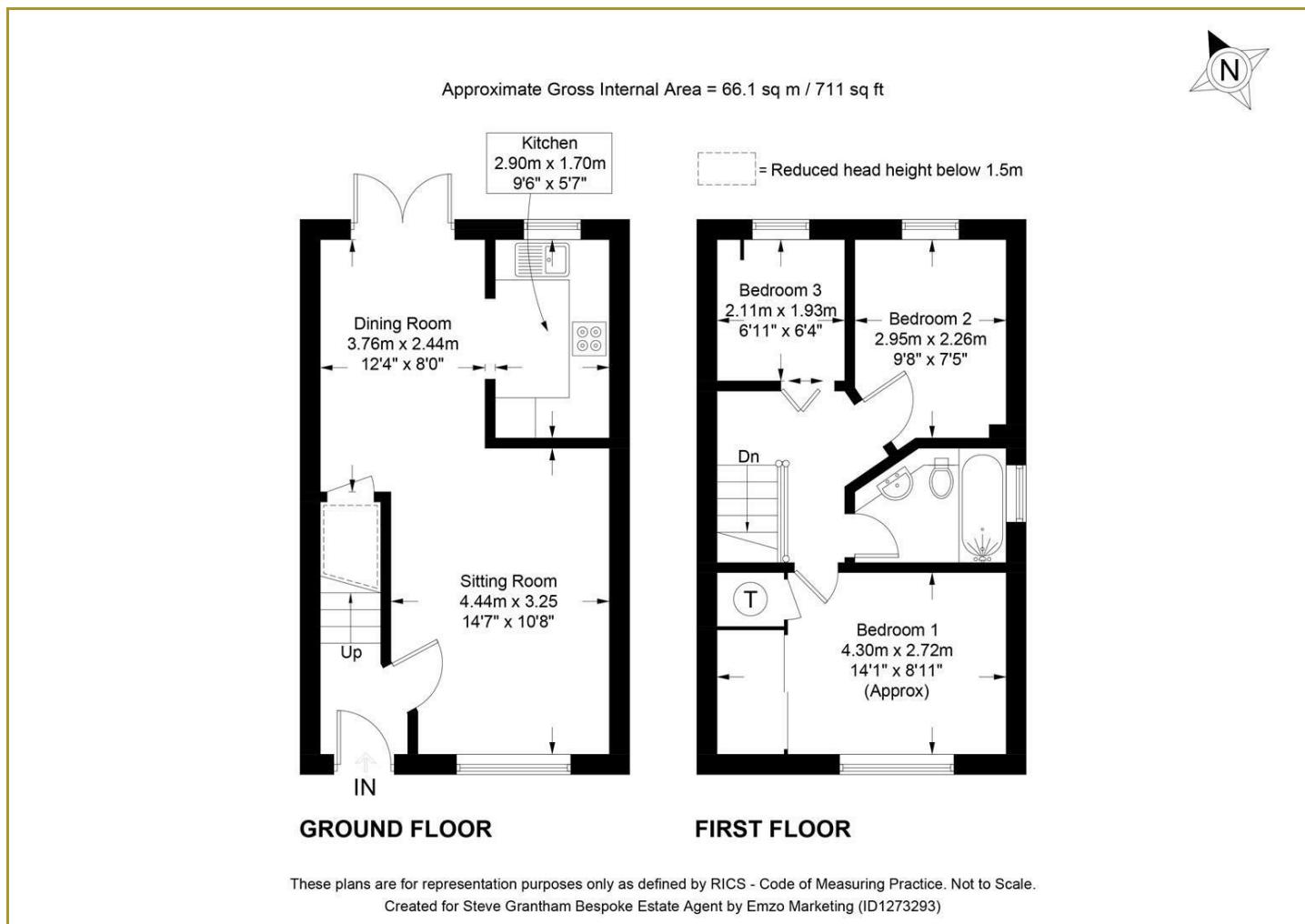
To the rear, the garden is well maintained and complemented by mature shrubs, providing a pleasant and established outdoor setting. A gated rear access leads onto a green area and also offers convenient access to the driveway, which provides parking for two vehicles. Upstairs, the accommodation comprises two comfortable double bedrooms, a well proportioned single bedroom and a family bathroom.

While the property would benefit from some general updating, it presents an excellent opportunity for a buyer looking to add their own style and value, all while enjoying a popular and well connected part of Clanfield close to a wide range of local amenities.

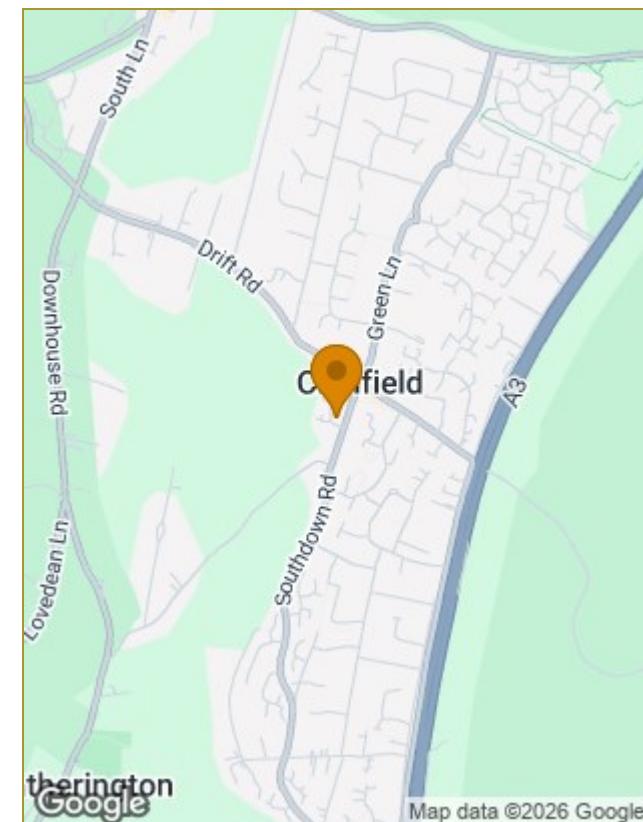




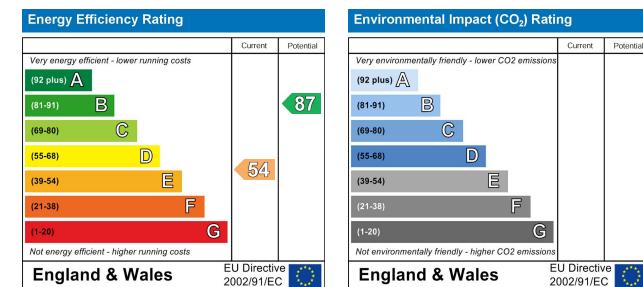
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

