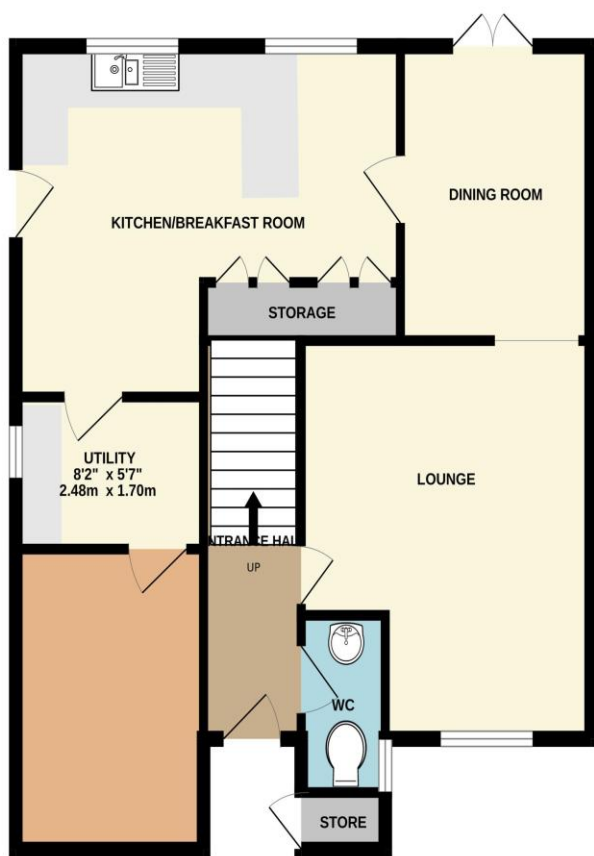


GROUND FLOOR

1ST FLOOR



Energy performance certificate (EPC)

39 Airtree Drive WATERLOOVILLE PO7 9NG	Energy rating C	Valid until: 29 November 2032
		Certificate number: 2617-1904-1269-5792-4200

Property type	Semi-detached house
Total floor area	98 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.

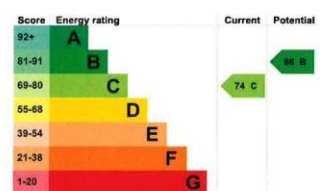
[See how to improve this property's energy efficiency.](#)

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



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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39 Aintree Drive

Tempest, Waterlooville PO7 8NG

Price: £375,000

DESCRIPTION

Situated on the ever popular Tempest Estate you will stumble across this well presented and versatile Three bedroom semi detached property in Waterlooville. Internally, the hub of the home is the open plan modern fitted kitchen/breakfast room which overlooks your generous sized and low maintenance rear garden. Downstairs the property also boast a separate lounge and dining room as well as handy downstairs cloakroom. The garage has also been adapted to now be utilised as an additional reception room (please note there is no window). Upstairs you will find three well proportioned bedrooms and a modern family bathroom. Additional benefits include double glazing, gas central heating and off road parking. On leaving the property you are ideally situated to take the short stroll to the local shops or park as well as the ever popular Queens Enclosure school.

ACCOMMODATION

ENTRANCE HALL

WC

LOUNGE: 13' 6" x 12' 0" (4.11m x 3.65m)

DINING ROOM: 9' 6" x 7' 5" (2.89m x 2.26m)

L-SHAPED KITCHEN/BREAKFAST ROOM: 15' 6" Narrowing to 7' 2" x 12' 5" narrowing to 8' 0" (4.72m x 3.78m)

UTILITY/STORE ROOM: 7' 5" x 5' 2" (2.26m x 1.57m)

RECEPTION ROOM: 10' 3" x 7' 5" (3.12m x 2.26m)



FIRST FLOOR

BEDROOM 1: 9' 9" x 9' 0" (2.97m x 2.74m)
Built in wardrobes.

BEDROOM 2: 9' 4" x 7' 4" (2.84m x 2.23m)

BEDROOM 3: 7' 4" x 6' 4" (2.23m x 1.93m)

BATHROOM: 5' 9" x 5' 8" (1.75m x 1.73m)

OUTSIDE

REAR GARDEN

DRIVEWAY

