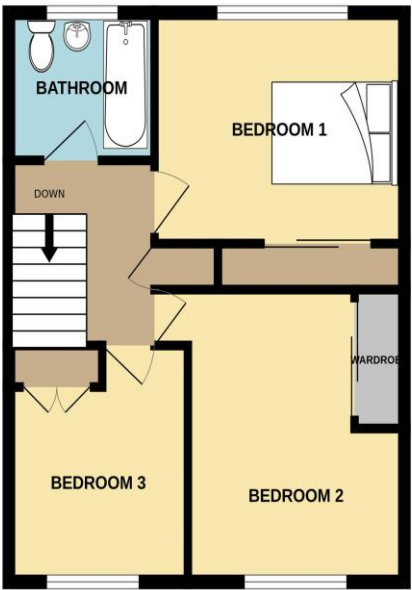




GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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.
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Energy performance certificate (EPC)

66, Greenfield Crescent WATERLOOVILLE PO8 9EJ	Energy rating	Valid until:	28 March 2026
	D	Certificate number:	8366-7627-4070-9331-0926

Property type	Mid-terrace house
Total floor area	99 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

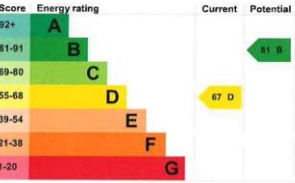
This property's energy rating is D. It has the potential to be B.

[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



Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

56 Greenfield Crescent

Waterlooville PO8 9EJ

Price: £320,000

DESCRIPTION

We are delighted to offer for sale this superb 3 bedroom extended property located in a very popular area in Cowplain. We believe this property is an ideal first time purchase and internal viewings are very strongly advised. The property boasts 3 nicely sized first floor bedrooms, a modern bathroom suite, large lounge, additional WC and a fabulous open plan kitchen/sun lounge. Externally there is a lovely rear garden backing onto the local nature reserve and a garage with additional parking. Greenfield Crescent is located close to popular local schools and green spaces and early interest is expected. Call today to arrange your viewing.

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 13' 2" x 12' 2" (4.01m x 3.71m)

KITCHEN 15' 5" x 10' 1" (4.70m x 3.07m)

OPEN PLAN SUN LOUNGE 13' 11" x 11' 9" (4.24m x 3.58m)

WC

FIRST FLOOR LANDING

BEDROOM 1 11' 7" x 11' 2" (3.53m x 3.40m)

BEDROOM 2 13' 4" x 8' 4" (4.06m x 2.54m)



BEDROOM 3 10' 3" x 8' 4" (3.12m x 2.54m)

BATHROOM

OUTSIDE

FRONT & REAR GARDEN

GARAGE IN BLOCK

