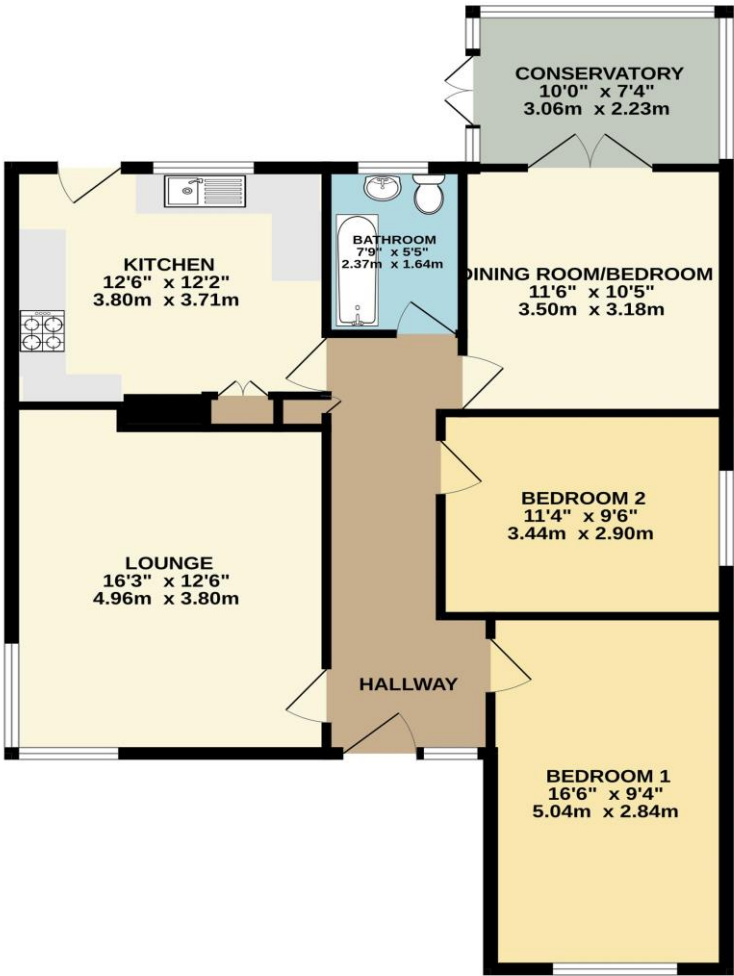




GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 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 Metropix 62025

Energy performance certificate (EPC)			
37, Padnell Road WATERLOOVILLE PO8 8DZ	Energy rating D	Valid until:	14 July 2026
		Certificate number:	0943-2865-7636-9096-5291
Property type		Detached bungalow	
Total floor area		86 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.

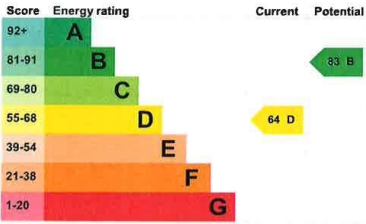
[See how to improve this property's energy efficiency.](#)

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

37 Padnell Road
Cowplain, Waterlooville PO8 8DZ

Offers Over: £400,000

DESCRIPTION

Offered with no forward chain!! This attractive and well presented TWO/THREE Bedroom DETACHED bungalow is located in Cowplain, Waterlooville. Nestled in a sought after location, the property features a driveway and a picturesque well maintained front and rear garden, ideal for relaxing and entertaining in. Inside, the home is tastefully decorated throughout boasting a modern fitted bathroom, modern kitchen with space for a small dining table and light filled living room. There's two double bedrooms and a separate dining room (which could also be utilised as a third bedroom) leading onto the conservatory. Over the past nine years since owning the property, the seller has had the property re-wired, replaced the boiler, radiators and double glazing, installed a new bathroom and re-decorated throughout. The layout is both practical and inviting making it ideal for families , downsizers or those seeking single level living. This delightful bungalow is move-in ready and must be viewed to be fully appreciated.

ACCOMMODATION

ENTRANCE HALL

LOUNGE: 15' 3" x 12' 5" (4.64m x 3.78m)

KITCHEN: 12' 2" x 12' 0" (3.71m x 3.65m)

BEDROOM 1: 16' 6" x 9' 2" (5.03m x 2.79m)

BEDROOM 2: 11' 5" x 9' 6" (3.48m x 2.89m)

BEDROOM 3: 11' 5" x 10' 5" (3.48m x 3.17m)



CONSERVATORY: 10' 0" x 7' 4" (3.05m x 2.23m)

BATHROOM: 7' 9" x 5' 5" (2.36m x 1.65m)

OUTSIDE

FRONT & REAR GARDENS

DRIVEWAY

