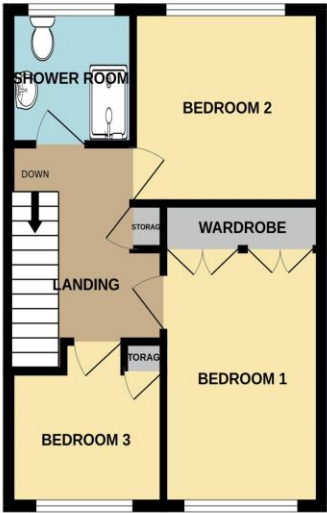
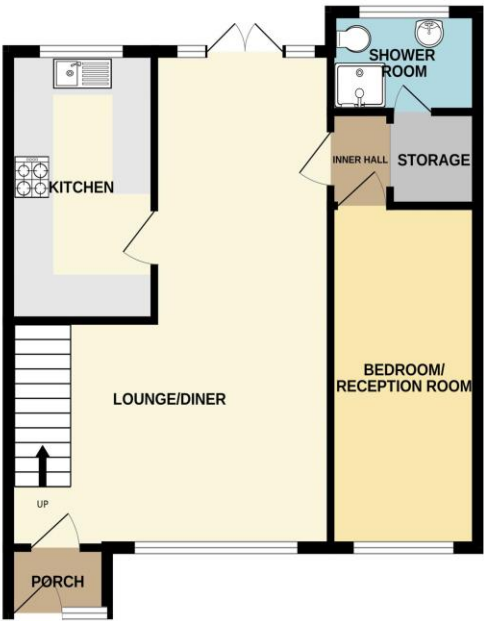
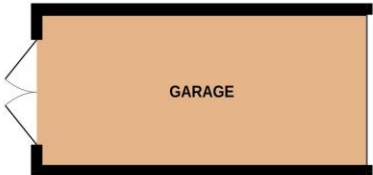




GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 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 52025

Energy performance certificate (EPC)			
7 Morelands Court WATERLOOVILLE PO7 5PP	Energy rating C	Valid until:	6 January 2032
		Certificate number:	2911-1916-9615-0518-1810
Property type		End-terrace house	
Total floor area		97 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 C.

[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

7 Morelands Court

Purbrook, Waterlooville PO7 5PP

Price: £325,000

DESCRIPTION

This spacious THREE/FOUR BEDROOM property is located on the outskirts of Widley in Waterlooville .The property offers three well proportioned bedrooms upstairs for the growing family, as well as potentially an additional ground floor bedroom and shower room, ideal for guests, multi generational living or home office use. located in a peaceful cul-de-sac location, the home benefits from a garage in a block with power and lighting that can be accessed from the rear garden, off road parking and offers plenty of potential for modernisation and adaptation. A perfect opportunity for a family to create their forever home.

ACCOMMODATION

ENTRANCE PORCH 5' 1" x 3' 0" (1.55m x 0.91m)

L-SHAPED LOUNGE/DINER 23' 4" Narrowing to 11'5" x 16' 8" Narrowing to 8'6"(7.11m x 5.08m)

KITCHEN 11' 0" x 7' 2" (3.35m x 2.18m)

GROUND FLOOR BEDROOM/ADDITIONAL RECEPTION ROOM 16' 1" x 7' 7" (4.90m x 2.31m)

SHOWER ROOM 7' 1" x 4' 8" (2.16m x 1.42m)

FIRST FLOOR LANDING

BEDROOM 1 12' 1" x 8' 2" (3.68m x 2.49m)

BEDROOM 2 9' 7" x 9' 1" (2.92m x 2.77m)



BEDROOM 3 8' 0" x 6' 4" (2.44m x 1.93m)

SHOWER ROOM 6' 4" x 6' 1" (1.93m x 1.85m)

OUTSIDE

REAR GARDEN
Access to garage.

GARAGE IN BLOCK 17' 1" x 7' 7" (5.20m x 2.31m)

OFF ROAD PARKING

