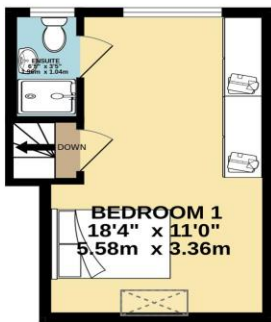
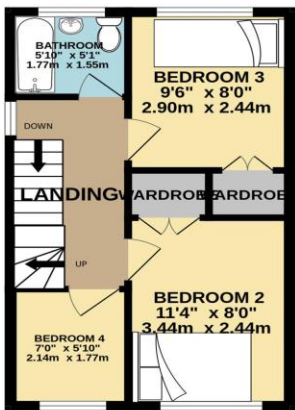
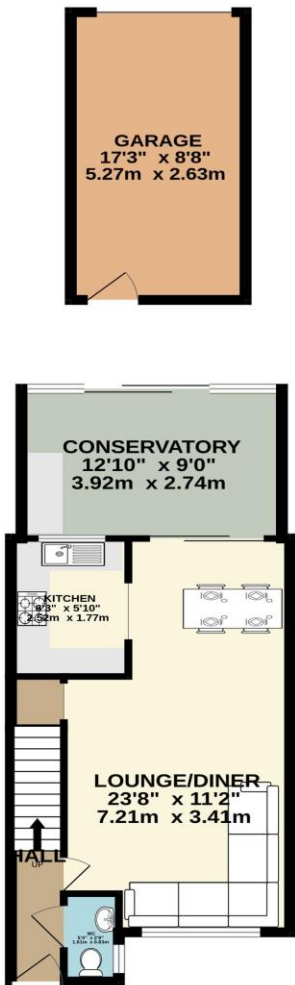




GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.

2ND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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)

20, Barney Evans Crescent WATERLOOVILLE PO8 6SR	Energy rating	Valid until:	21 December 2028
	C	Certificate number	2798-0906-7222-6628-0934

Property type	Semi-detached house
Total floor area	96 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.

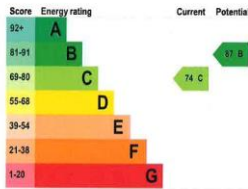
[See how to improve this property's energy efficiency.](#)

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



20 Barney Evans Crescent

Cowplain, Waterlooville PO8 8SR

Offers Over: £350,000

DESCRIPTION

Wainwright Estates are pleased to offer to the sales market this deceptively spacious, FOUR bedroom semi-detached house situated in Cowplain, Waterlooville. Internally, to the ground floor the property comprises of a handy WC, a generous sized lounge/diner, kitchen and conservatory which is currently also being used as a utility area with plumbing for a washing machine and dishwasher. To the first floor you will find two double bedrooms, both with fitted wardrobes, a single bedroom and family bathroom. The top floor comprises of the main bedroom with en-suite shower room and storage into the eaves. Outside, there is a low-maintenance rear garden with side access, along with rear access to the garage and parking. Additional benefits include double glazing, gas central heating and the property is being offered with no forward chain enabling a quick sale.

ACCOMMODATION

ENTRANCE HALL

WC

LOUNGE/DINER: 23' 8" x 11' 2" Narrowing to 8'0"(7.21m x 3.40m)

KITCHEN: 8' 3" x 5' 6" (2.51m x 1.68m)

CONSERVATORY: 12' 8" x 9' 0" (3.86m x 2.74m)

FIRST FLOOR

BEDROOM 2: 11' 4" x 8' 1" (3.45m x 2.46m)

BEDROOM 3: 9' 6" x 8' 1" (2.89m x 2.46m)

BEDROOM 4: 7' 0" x 5' 7" (2.13m x 1.70m)



FAMILY BATHROOM: 5' 6" x 5' 1" (1.68m x 1.55m)

SECOND FLOOR

BEDROOM 1: 18' 4" x 9' 3" Widening to 11'0"(5.58m x 2.82m)

EN-SUITE SHOWER ROOM: 6' 5" x 3' 5" (1.95m x 1.04m)

OUTSIDE

REAR GARDEN

GARAGE: 17' 4" x 8' 8" (5.28m x 2.64m)

