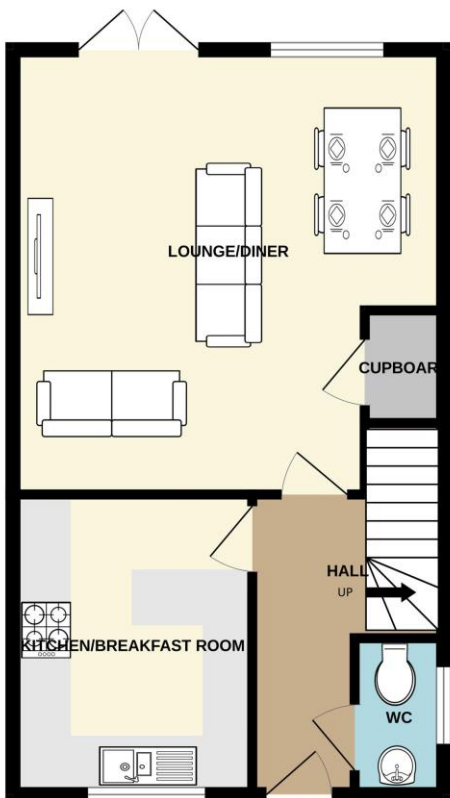
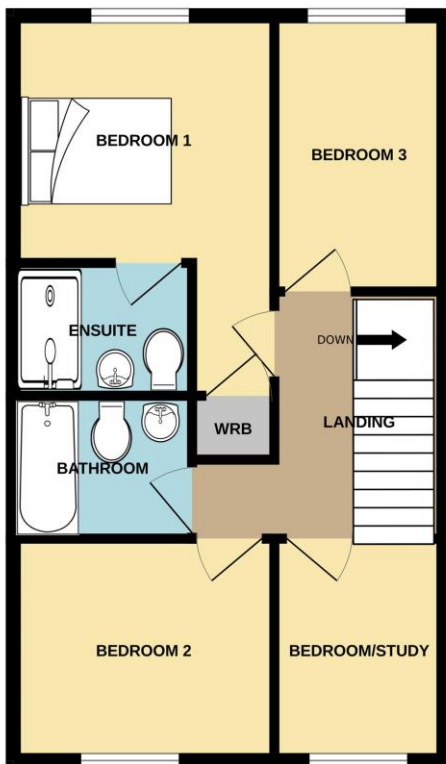




GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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DynamicPDF Rasterizer v2.0 evaluation. (www.DynamicPDF.com)

Energy performance certificate (EPC)

40, Beckless Avenue Canfield WATERLOOVILLE PO8 0YN	Energy rating C	Valid until: 23 May 2026
		Certificate number: 8466-7225-1530-0374-5922

Property type
Semi-detached house

Total floor area
92 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.

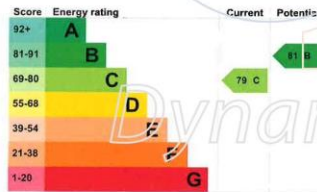
See how to [improve this property's energy efficiency](#).

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



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

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

40 Beckless Avenue
Clanfield, Waterlooville PO8 0YN

Offers Over: £400,000

DESCRIPTION

This deceptively spacious and well presented FOUR bedroom SEMI DETACHED home is located on the outskirts of the semi rural village of Clanfield. Internally the property has been kept immaculately by the current owners and consists downstairs of a contemporary cloakroom, recently installed modern fitted kitchen with integral fridge/freezer, space for washing machine and dishwasher plus a useful breakfast bar area. To the rear of the property you will find a generous sized lounge/diner that overlooks the easy to maintain rear garden which has access to the DETACHED GARAGE. Upstairs gives you flexibility with four bedrooms, the master bedroom having an en-suite shower room, plus there's a family bathroom. Additional benefits come in the form of a private driveway with electric car charging point, double glazing and gas central heating. On leaving the property you are ideally situated to the commuter links of the A3 and beyond. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

WC

KITCHEN/BREAKFAST ROOM: 11' 3" x 9' 0" (3.43m x 2.74m)

LOUNGE/DINER: 16' 5" Narrowing to 13'3" x 16' 9" Narrowing to 9'8" (5.00m x 5.10m)

FIRST FLOOR LANDING

BEDROOM 1: 9' 6" x 9' 2" (2.89m x 2.79m)

EN-SUITE: 6' 1" x 4' 7" (1.85m x 1.40m)



BEDROOM 2: 9' 7" x 7' 9" (2.92m x 2.36m)

BEDROOM 3: 10' 4" x 6' 3" (3.15m x 1.90m)

BEDROOM 4: 8' 4" x 6' 1" (2.54m x 1.85m)

FAMILY BATHROOM: 6' 1" x 5' 2" (1.85m x 1.57m)

OUTSIDE

REAR GARDEN

GARAGE & DRIVEWAY

