



GROUND FLOOR



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 v2025

Energy performance certificate (EPC)			
4 Meadway WATERLOOVILLE PO7 7QJ	Energy rating C	Valid until:	9 November 2032
		Certificate number:	7190-2913-0122-5208-3923
Property type		Semi-detached bungalow	
Total floor area		71 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.

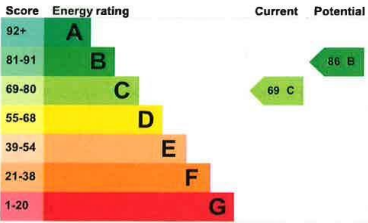
[See how to improve this property's energy efficiency.](#)

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

4 Meadway
Waterlooville PO7 7QJ

Offers Over: £400,000

DESCRIPTION

Situated on the requested 'Highfield Estate' you will find this extremely well presented two bedroom semi-detached bungalow offered with no forward chain. Internally the bungalow offers a spacious lounge, modern fitted kitchen, generous size conservatory overlooking the rear garden, two double bedrooms , a bathroom and separate wet room. Outside there's a garage, driveway and private rear garden. Additional benefits include double glazing and gas central heating. Internal viewing highly recommended.

ACCOMMODATION

HALLWAY

LOUNGE: 17' 7" x 10' 8" (5.36m x 3.25m)

KITCHEN: 9' 4" x 6' 6" (2.84m x 1.98m)

CONSERVATORY: 19' 0" x 9' 4" (5.79m x 2.84m)

BEDROOM 1: 12' 5" x 10' 5" (3.78m x 3.17m)

BEDROOM 2: 8' 3" x 11' 9" (2.51m x 3.58m)

BATHROOM: 5' 6" x 5' 0" (1.68m x 1.52m)

WET ROOM: 6' 2" x 3' 3" (1.88m x 0.99m)



HALLWAY

OUTSIDE

REAR GARDEN

GARAGE & DRIVEWAY

ADDITIONAL INFORMATION

Tenure: Freehold
EPC – Band C
Council Tax – Havant borough council band C

