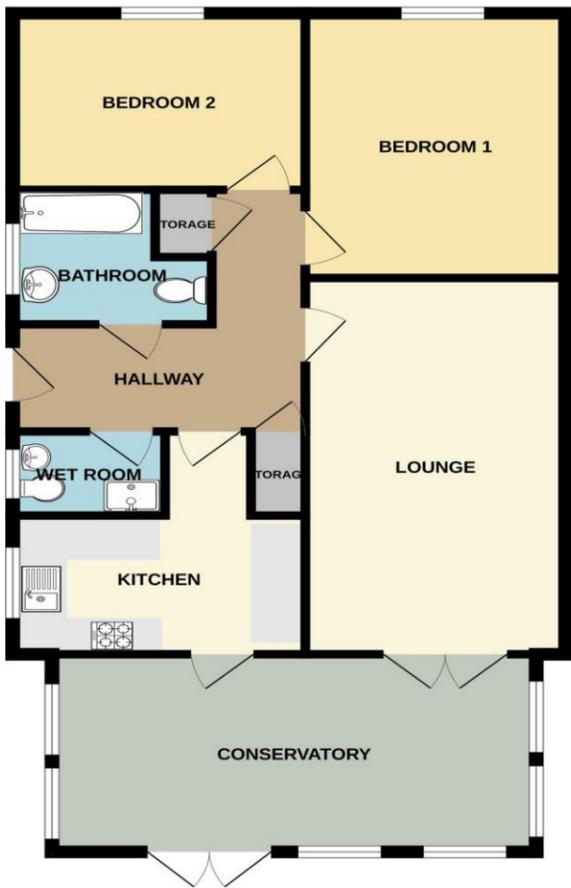




GROUND FLOOR



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.  
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**Energy performance certificate (EPC)**

4 Meadway WATERLOOVILLE PO7 7QJ	Energy rating	Valid until:	9 November 2032
	<b>C</b>	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.

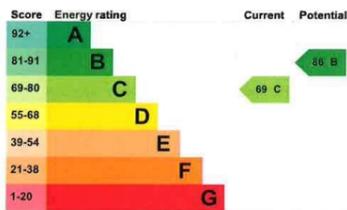
[See how to improve this property's energy efficiency.](#)

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



## 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

