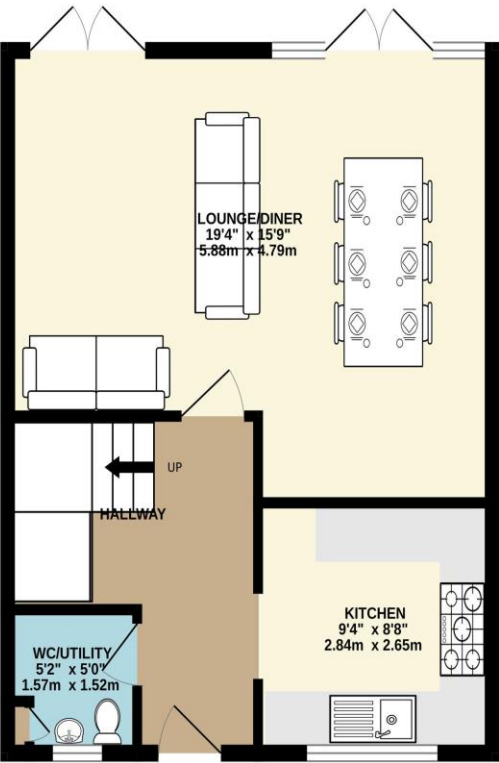
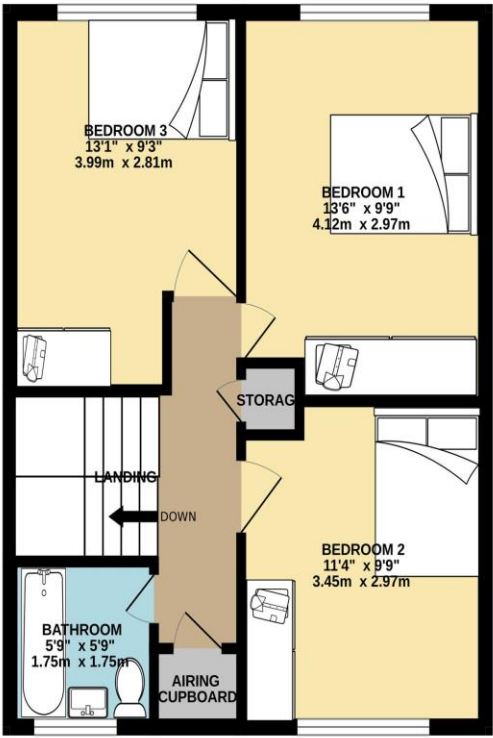




GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 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)

11 Hemslay Walk WATERLOOVILLE PO6 6JW	Energy rating D	Valid until: 1 February 2032
		Certificate number: 6912-6029-5000-0460-6272

Property type

Mid-terrace house

Total floor area

81 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
68-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

11 Hemsley Walk

Cowplain, Waterlooville PO8 8JW

Price: £300,000

DESCRIPTION

Wainwright Estates are pleased to offer to the sales market this Deceptively spacious, THREE DOUBLE BEDROOM terraced property located in Cowplain, Waterlooville. Internally, downstairs the property boasts a generous sized lounge/diner which overlooks your private and secluded south facing rear garden. There's a modern fitted kitchen to the front with space for fridge/freezer and dishwasher and a handy ground floor WC/utility with space for washing machine and tumble dryer. Upstairs you will find three well proportioned double bedrooms for the growing family and a modern fitted bathroom. Outside, there's off road parking to the front and in the rear garden, you will love the privacy and outlook of mature trees. Additional benefits include double glazing, gas central heating and rear pedestrian access. High levels of interest are expected on the property so don't delay and book your viewing today.

ACCOMMODATION

ENTRANCE HALL

WC/UTILITY: 5' 0" x 3' 9" (1.52m x 1.14m)

KITCHEN: 9' 4" x 8' 8" (2.84m x 2.64m)

LOUNGE/DINER: 12' 8" x 19' 4" Narrowing to 9'4" (3.86m x 5.89m)

FIRST FLOOR

BEDROOM 1: 13' 8" x 9' 7" (4.16m x 2.92m)



BEDROOM 2: 11' 4" x 9' 7" (3.45m x 2.92m)

BEDROOM 3: 13' 0" Narrowing to 9'6" x 9' 2" Narrowing to 6'3"(3.96m x 2.79m)

BATHROOM: 5' 9" x 5' 5" (1.75m x 1.65m)

OUTSIDE

SOUTH FACING REAR GARDEN

DRIVEWAY

