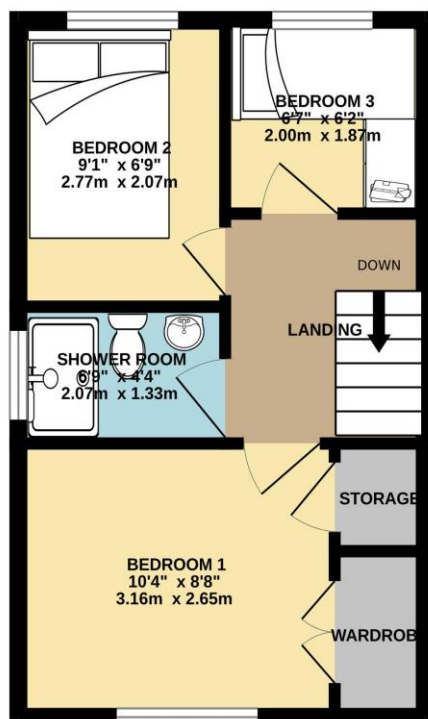
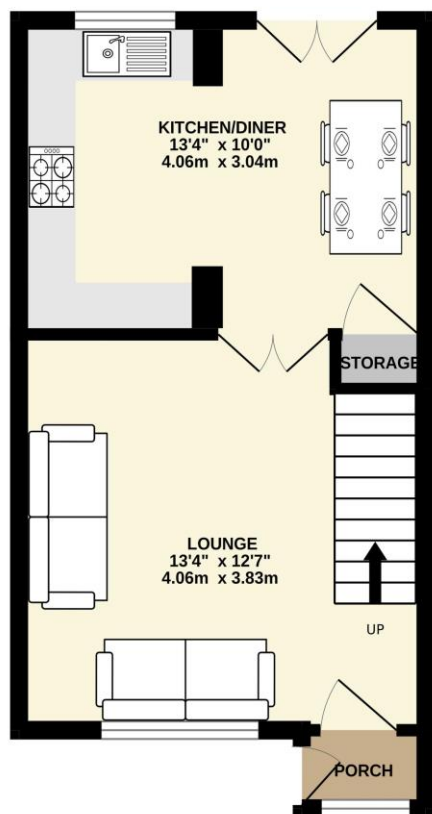




WAINWRIGHT ESTATES

GROUND FLOOR

1ST 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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EPDF: Rasterizer v2.0 evaluation. (www.DynamicPDF.com)

Energy performance certificate (EPC)

4 Sonnet Way, WATERLOOVILLE PO7 5LT	Energy rating C	Valid until: 28 July 2035
		Certificate number: 0232-1206-4805-6146-0804

Property type
Semi-detached house

Total floor area
61 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.

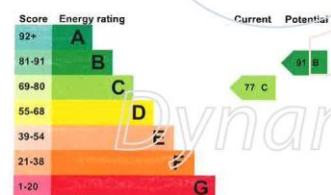
[See how to improve this property's energy efficiency.](#)

The graphic 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 Sonnet Way

Tempest, Waterlooville PO7 8LT

Price: £325,000

DESCRIPTION

Located in the popular and friendly neighbourhood area of Sonnet Way, Waterlooville, this well-presented three-bedroom, semi-detached home offers comfortable and practical living space, making it ideal for families, first-time buyers, or those looking to upsize. Internally, the property is light and airy throughout and comprises a modern fitted kitchen opening into the dining area, along with a bright front-facing living room. Upstairs, there are three well proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes, there's also a contemporary shower room fitted with a modern bidet toilet. Externally, the rear garden is mainly laid to lawn and also benefits from a recently laid tiled patio area, providing an attractive and low maintenance space ideal for outdoor seating and entertaining, along with convenient side pedestrian access. The current owner has resided at the property for over 20 years and has carried out a number of recent upgrades, including the installation of a combination boiler, double glazing, and the replacement of both the front and rear doors. Further benefits include a private driveway providing parking for multiple vehicles, and the property is offered with no forward chain.

ACCOMMODATION

ENTRANCE PORCH

LOUNGE: 13' 4" x 12' 7" (4.06m x 3.83m)

KITCHEN/DINER: 13' 4" x 10' 0" (4.06m x 3.05m)

FIRST FLOOR LANDING

BEDROOM 1: 10' 2" To front of built in cupboards x 8' 7" (3.10m x 2.61m)

BEDROOM 2: 9' 1" x 6' 2" (2.77m x 1.88m)



BEDROOM 3: 6' 6" x 6' 1" (1.98m x 1.85m)

SHOWER ROOM: 7' 2" x 4' 2" (2.18m x 1.27m)

OUTSIDE

REAR GARDEN

DRIVEWAY

