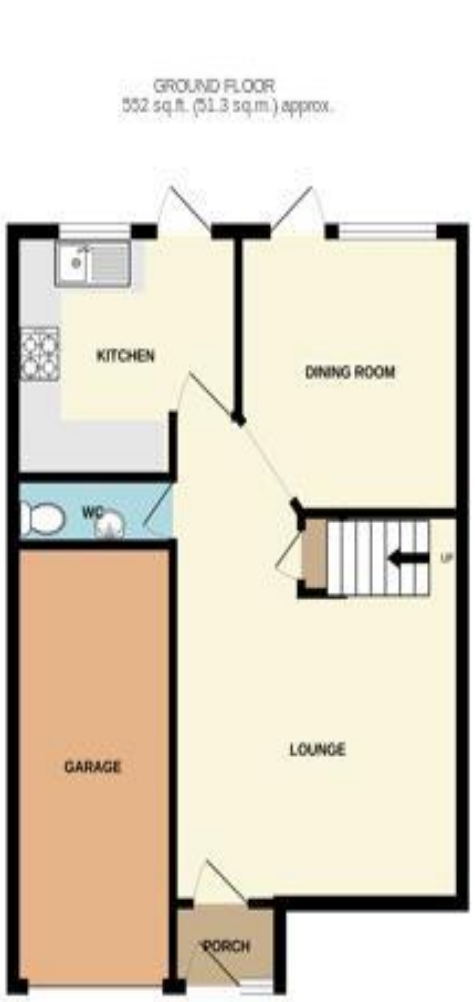
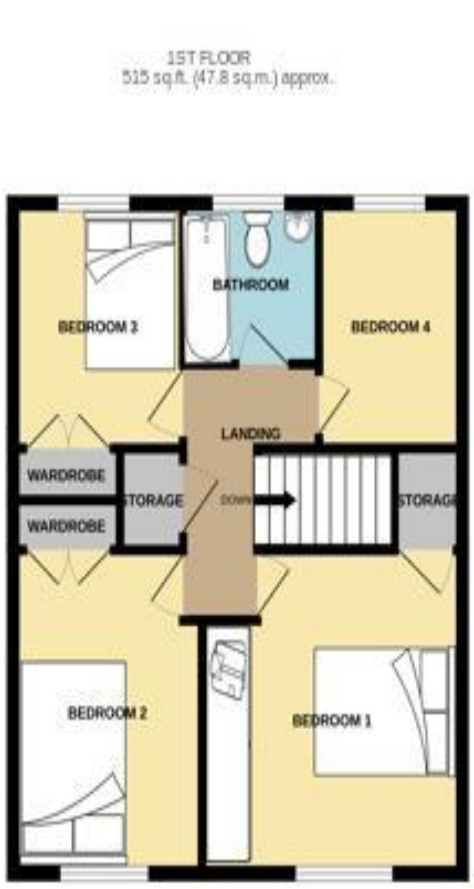


GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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)

29 Wilton Drive WATERLOOVILLE PO8 9QY	Energy rating **C**	Valid until: **16 April 2033** Certificate number: **6417-7924-0060-0253-2296**

Property type	Semi-detached house
Total floor area	96 square metres

Rules on letting this property

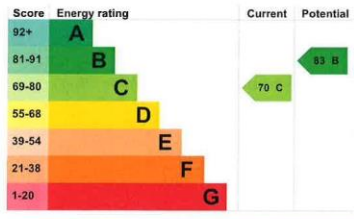
Properties can be let if they have an energy rating from A to E.

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).

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

29 Wilton Drive

Horndean, Waterlooville PO8 9QY

Price: £379,995

DESCRIPTION

Tucked away in a quiet cul-de-sac in a highly regarded area of Horndean, we are delighted to offer for sale this spacious 4 bedroom semi detached family home in Wilton Drive. The property has a large number of benefits including a modern fitted kitchen, 4 well proportioned first floor bedrooms, family bathroom suite and an additional ground floor WC. Externally there is pleasant south facing rear garden and a garage with own driveway providing off road parking. Wilton Drive is situated close to several popular local schools and early viewing is advised. To arrange yours contact us as sole agents today!

ACCOMMODATION

ENTRANCE PORCH

LOUNGE: 15' 5'' x 13' 4'' (4.70m x 4.06m)

DINING ROOM: 10' 4'' x 9' 1'' (3.15m x 2.77m)

KITCHEN: 10' 4'' x 9' 1'' (3.15m x 2.77m)

WC

FIRST FLOOR

BEDROOM 1: 12' 1'' x 12' 0'' (3.68m x 3.65m)

BEDROOM 2: 12' 1'' x 9' 1'' (3.68m x 2.77m)

BEDROOM 3: 9' 1'' x 7' 6'' (2.77m x 2.28m)



BEDROOM 4: 9' 2'' x 6' 3'' (2.79m x 1.90m)

BATHROOM: 6' 3'' x 6' 0'' (1.90m x 1.83m)

OUTSIDE

REAR GARDEN

DRIVEWAY

GARAGE 16' 5'' x 6' 7'' (5.00m x 2.01m)







