



Energy performance certificate (EPC)

14, Place Crescent WATERLOOVILLE PO7 5UR	Energy rating C	Valid until: 5 November 2029
		Certificate number: 8431-7529-6819-9796-8906

Property type
Semi-detached house

Total floor area
90 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.

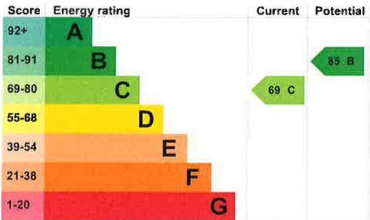
[See how to improve this property's energy efficiency.](#)

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

14 Place Crescent
Waterlooville PO7 5UR

Price: £350,000

DESCRIPTION

This Extended, Three DOUBLE bedroom, semi-detached house has been completely transformed by the current owners into a stylish and contemporary family home. Downstairs, the heart of the home is the impressive open-plan living space, featuring a comfortable lounge area, space for a dining table and a modern kitchen with breakfast bar and space for an 'American' style fridge/freezer and Range Cooker. Bi-Fold doors open directly onto the garden, creating a bright and spacious setting that's perfect for entertaining or relaxing with the family. The ground floor also benefits from a WC, while part of the garage has been converted to provide a useful utility room, with a sink and space for a washing machine and tumble dryer. Additional storage space remains at the front of the garage. Upstairs you will find three double bedrooms, one benefitting from built in wardrobes and a modern family bathroom with shower over the bath. Outside there's a private and enclosed rear garden and ample off road parking to the front. Additional benefits include double glazing (windows replaced in 2024) and gas central heating (boiler replaced in 2021). On leaving the property you are just a short walk to the local schools including Oaklands Catholic School, while South Downs College is also just a short distance away. Internal viewing highly recommended to fully appreciate this high specification home.

ACCOMMODATION

ENTRANCE PORCH

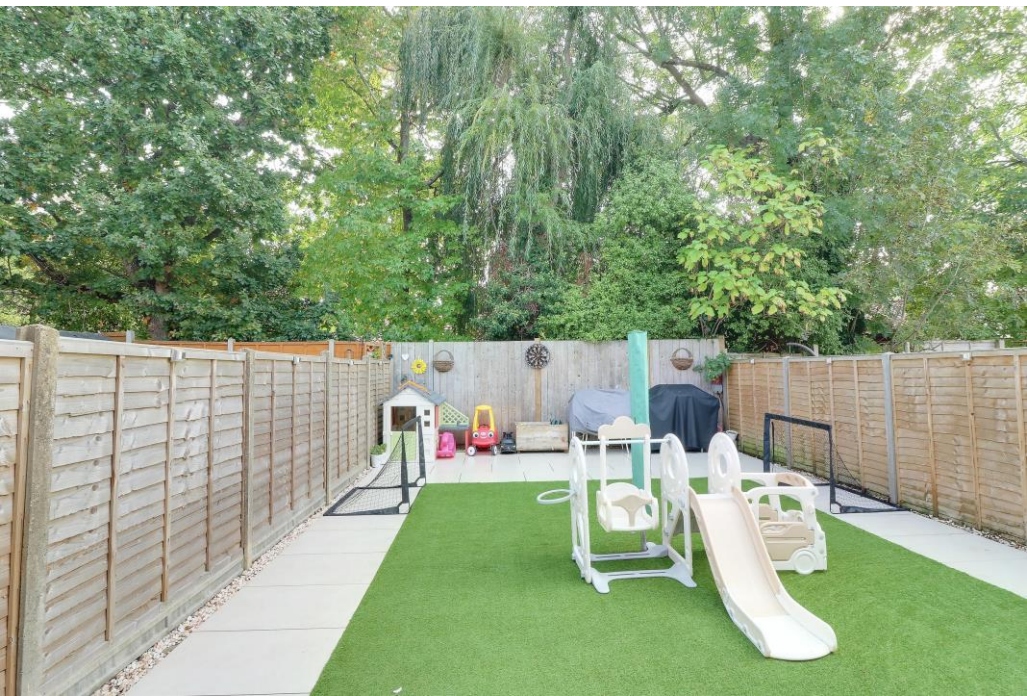
HALL

WC

OPEN PLAN LIVING 19' 7" x 16' 1" Narrowing to 12'1 (5.96m x 4.90m)

OPEN PLAN KITCHEN AREA 14' 7" x 7' 8" (4.44m x 2.34m)

UTILITY ROOM 8' 4" x 6' 1" (2.54m x 1.85m)



GARAGE/STORAGE 8' 9" x 8' 4" (2.66m x 2.54m)

FIRST FLOOR

BEDROOM 1 10' 6" x 9' 8" (3.20m x 2.94m)
Built in wardrobes.

BEDROOM 2 9' 6" x 9' 2" (2.89m x 2.79m)

BEDROOM 3 12' 7" x 7' 4" (3.83m x 2.23m)

OUTSIDE

REAR GARDEN

DRIVEWAY

