



GROUND FLOOR
626 sq ft. (58.1 sq m.) approx.



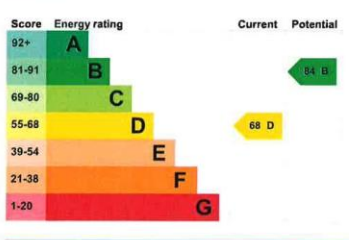
TOTAL FLOOR AREA: 626 sq ft. (58.1 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plans and Mortgage Rules

Energy performance certificate (EPC)		
44 Rosemary Way Hornsea WATERLOOVILLE PO8 9DQ	Energy rating D	Valid until: 2 March 2036
		Certificate number: 0079-2200-6606-6702-1100

Property type: Semi-detached bungalow
Total floor area: 58 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.](#)



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

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Email: sales@wainwrightestates.co.uk
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44 Rosemary Way
Cowplain, Waterlooville PO8 9DQ

Price: £300,000

DESCRIPTION

Offered with a complete onward chain, this two bedroom semi-detached bungalow is situated within a popular and convenient location of Cowplain, Waterlooville, just a short distance to the local shops, bus routes and commuter links of the A3. Internally the property comprises of a dual aspect lounge with access to the garden, a kitchen/breakfast room, which leads onto a sun room, there's also a newly fitted shower room, main bedroom with built in wardrobes plus an additional second bedroom (currently being used as an office). Outside, you can enjoy the private and peaceful rear garden on a summers evening. To the front, you will find an attractive front garden (with scope for further parking if required) a private driveway with enough space for a campervan or motorhome and access to your garage. Additional benefits include double glazing and gas central heating. The current owner has loved living at this property for over 20 years but is now looking to move to be closer to family. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

LOUNGE: 14' 7" x 11' 2" (4.44m x 3.40m)

KITCHEN/BREAKFAST ROOM: 12' 5" x 9' 8" (3.78m x 2.94m)

CONSERVATORY: 10' 3" x 6' 0" (3.12m x 1.83m)

SHOWER ROOM: 7' 9" x 5' 5" (2.36m x 1.65m)

BEDROOM 2: 8' 0" x 7' 9" (2.44m x 2.36m)

BEDROOM 1: 10' 6" to front of wardrobes x 9' 9" (3.20m x 2.97m)



OUTSIDE

FRONT & REAR GARDENS

DRIVEWAY

GARAGE

