



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metagor 11/2019

Energy performance certificate (EPC)			
88, Padnell Road WATERLOOVILLE PO8 8EB	Energy rating C	Valid until:	5 August 2030
		Certificate number	8960-7328-7720-3166-9202
Property type		Mid-terrace house	
Total floor area		82 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

88 Padnell Road
Waterlooville PO8 8EB

Offers Over: £325,000

DESCRIPTION

Set back from the road this attractive and well presented three bedroom extended property is located in Cowplain, Waterlooville. Deceptively spacious the home downstairs boasts a generous sized lounge/diner and modern fitted kitchen, separate utility room plus an additional reception room which overlooks your low maintenance, south facing rear garden. Upstairs you will find three well proportioned bedrooms for the growing family and a bathroom. Additional benefits come in the form of the property being fully double glazed, gas central heated and there's a garage in a block (in need of repair). Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

LOUNGE/DINER 24' 0" x 12' 7" Narrowing to 7'3" (7.31m x 3.83m)

KITCHEN 9' 7" x 7' 7" (2.92m x 2.31m)

DINING ROOM/RECEPTION 9' 8" x 7' 0" (2.94m x 2.13m)

UTILITY ROOM 7' 0" x 4' 3" (2.13m x 1.29m)

FIRST FLOOR

BEDROOM 1 10' 5" to front of wardrobe x 9' 4" (3.17m x 2.84m)



BEDROOM 2 9' 7" x 9' 4" (2.92m x 2.84m)

BEDROOM 3 7' 5" x 5' 8" (2.26m x 1.73m)

BATHROOM 5' 7" x 5' 1" (1.70m x 1.55m)

OUTSIDE

SOUTH FACING REAR GARDEN

GARAGE IN BLOCK

