



TOTAL FLOOR AREA: 905 sq.ft. (83.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details 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 a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Floorplan Studio

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
14 Cherry Tree Avenue WATERLOOVILLE PO8 8BA	Energy rating D	Valid until:	11 May 2036
		Certificate number:	9196-3062-0205-1756-3204
Property type		Semi-detached bungalow	
Total floor area		62 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 C.

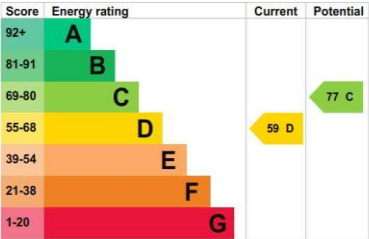
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/9196-3062-0205-1756-3204?print=true>

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Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

Cowplain, Waterloooville PO8 8BA

Price: £280,000

DESCRIPTION

Are you looking to put your own stamp on a property? this two bedroom semi detached bungalow located in Cowplain, offers lots of potential. Internally the accommodation comprises of a generous sized lounge, fitted kitchen, bathroom and two well proportioned bedrooms. Outside you will find a peaceful and secluded rear garden. The property also boasts a GARAGE accessed via a shared driveway. Additional benefits come in the form of the property being fully double glazed, gas central heated and is being offered with no forward chain.

ACCOMMODATION

ENTRANCE HALL

BEDROOM 2: 9' 5" x 8' 5" (2.87m x 2.56m)

LOUNGE: 17' 9" x 10' 6" (5.41m x 3.20m)

BEDROOM 1: 12' 9" x 9' 1" (3.88m x 2.77m)

KITCHEN: 9' 9" x 8' 5" (2.97m x 2.56m)

BATHROOM: 6' 2" x 5' 1" (1.88m x 1.55m)



OUTSIDE

REAR GARDEN

FRONT GARDEN

SHARED DRIVEWAY

GARAGE

