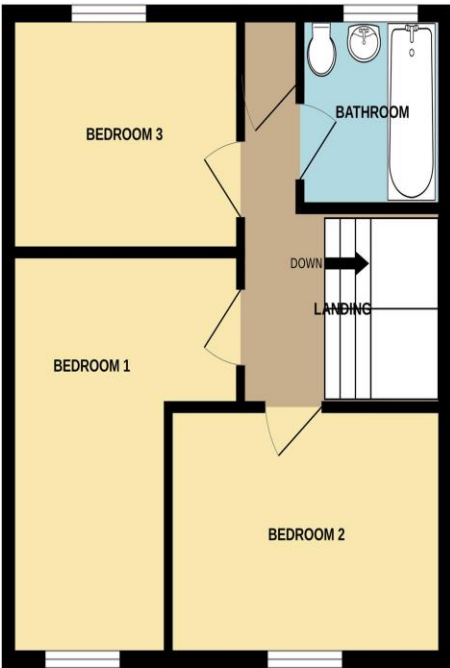
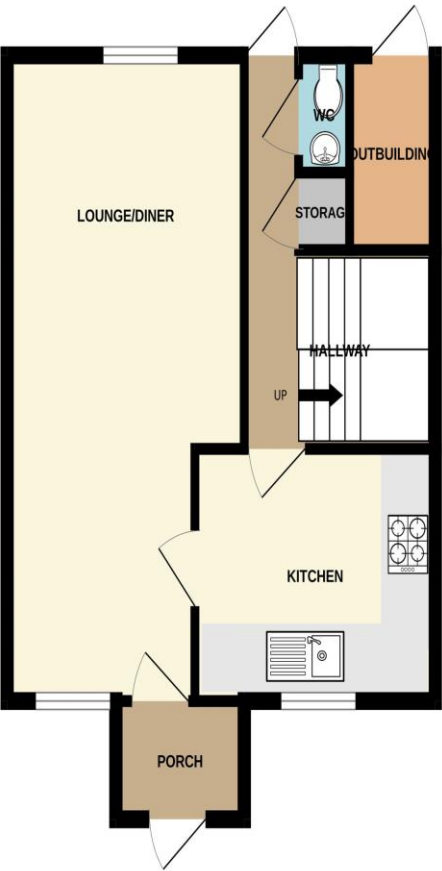




GROUND FLOOR

1ST FLOOR



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)			
64 Woodsege WATERLOOVILLE PO7 8PT	Energy rating D	Valid until:	12 March 2032
		Certificate number:	0160-2648-7070-2002-9685
Property type		end-terrace house	
Total floor area		89 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

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

64 Woodsedge

Waterlooville PO7 8PT

Offers Over: £300,000

DESCRIPTION

Immaculate, three bedroom end of terraced house, ideally situated close to the local schools and is offered with no forward chain. The property benefits from an enclosed rear garden, incorporating a hard-standing area and sliding gates, providing additional secure off-road parking. In addition, there are four parking spaces to the rear. Internally, to the ground floor there's a spacious lounge/diner, modern kitchen with integrated fridge/freezer and a dishwasher, there's also a handy ground floor WC. Upstairs you will find three well proportioned bedrooms and a modern fitted bathroom. The property also benefits from double glazing and gas central heating. Internal viewing highly recommended.

ACCOMMODATION

LOUNGE 21' 4" x 10' 6" (6.50m x 3.20m)

KITCHEN 10' 8" x 8' 4" (3.25m x 2.54m)

HALLWAY & WC

FIRST FLOOR

BEDROOM 1: 10' 4" x 13' 5" (3.15m x 4.09m)

BEDROOM 2: 12' 4" x 8' 4" (3.76m x 2.54m)

BEDROOM 3: 10' 1" x 7' 8" (3.07m x 2.34m)

BATHROOM 5' 4" x 6' 7" (1.62m x 2.01m)



OUTSIDE

Rear Garden

