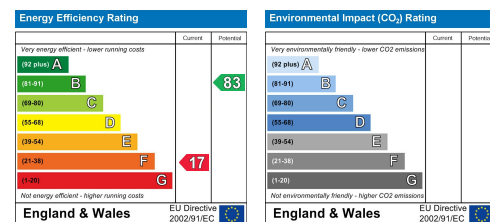


Floor Plan



TOTAL FLOOR AREA: 755 sq.ft. (70.2 sq.m.) approx.  
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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### 3 Dudleston Heath Drive Waterlooville, PO8 8AR

We are pleased to welcome to the market this three bedroom semi detached bungalow with off road parking and garage in the popular location of Dudleston Heath Drive, Waterlooville.

The property is in need of modernisation but is fairly well presented throughout and consists of a lounge room, kitchen with dining area, bathroom and three bedrooms.

Externally there are front and rear gardens with a private driveway down the side of the property leading to the garage. The rear garden is South facing.

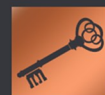
This property is being offered with No Forward Chain.

For more information or to arrange a viewing please call Castles today.

Asking price £315,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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SEAN@CASTLESTATES.CO.UK

# 3 Dudleston Heath Drive

Waterlooville, PO8 8AR



- SEMI DETACHED
- THREE BEDROOMS
- GARAGE
- FRONT & REAR GARDENS
- NO FORWARD CHAIN
- BUNGALOW
- DRIVEWAY
- IN NEED OF MODERNISATION
- SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS

**LOUNGE**  
14'9" x 10'9" (4.5 x 3.3)

**KITCHEN**  
10'9" x 8'10" (3.3 x 2.7)

**DINING ROOM**  
9'2" x 8'2" (2.8 x 2.5)

**BATHROOM**  
8'2" x 4'7" (2.5 x 1.4)

**BEDROOM ONE**  
12'1" x 9'10" (3.7 x 3.0)

**BEDROOM TWO**  
10'2" x 8'10" (3.1 x 2.7)

**BEDROOM THREE**  
8'10" x 6'2" (2.7 x 1.9)

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a

last minute comparison before you purchase a property as the current deals can change weekly.

**Anti Money Laundering**  
Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

