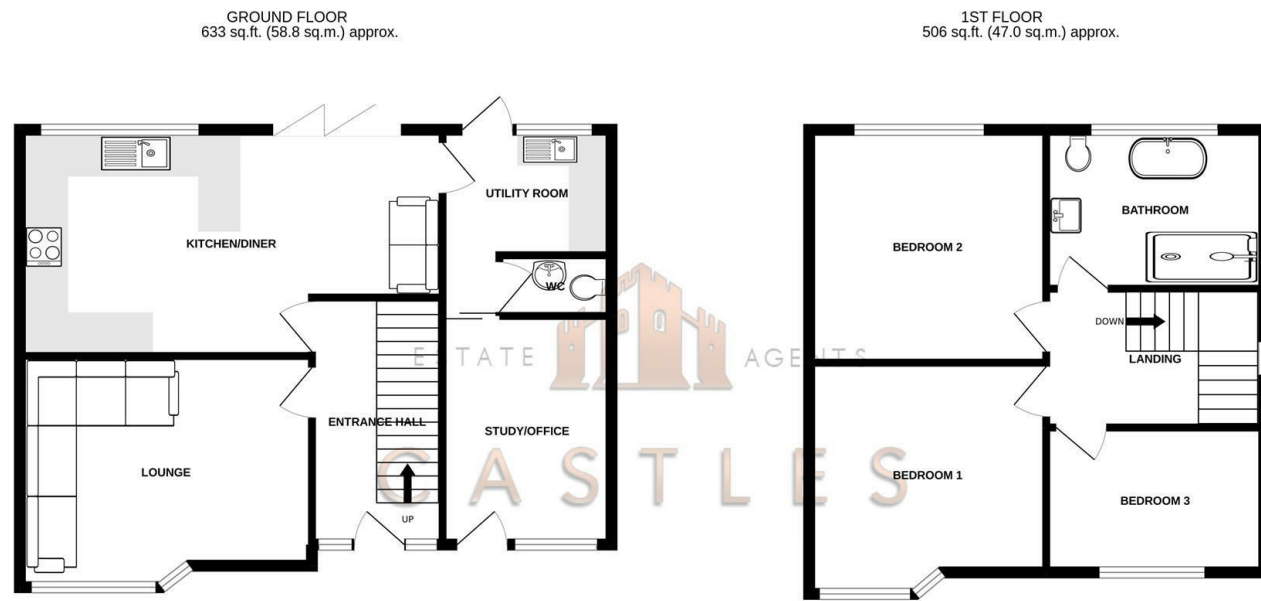


Floor Plan



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 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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16 Park Road
Waterlooville, PO7 5ES

We are pleased to welcome to the market this exceptional three bedroom semi detached property with parking for four cars on the front and a garage to the rear in the popular location of Park Road, Purbrook.

The owners of this property have extensively renovated over the time they have occupied and the finish is to an exceptionally high standard.

The ground floor features entrance hall and spacious lounge room with panelled walls to the front and an open plan kitchen diner to the rear with views out over the garden. Accessible from the kitchen diner is a separate utility room, downstairs w/c and office/study. This room is also accessible from the front of the house via its own entrance.

Moving upstairs there are three bedrooms, two of which are fair sized doubles, with a large family bathroom which features wet room shower and large bath tub completing the first floor accommodation.

Externally there is plenty of off road parking to the front on the large driveway and to the rear there is a garage accessible via Serpentine Road. The garden is South facing and low maintenance consisting of a porcelain tiled patio area, astro turfed garden with raised flower beds.

There is potential for this property to be extended to the rear subject to relevant planning permissions.

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

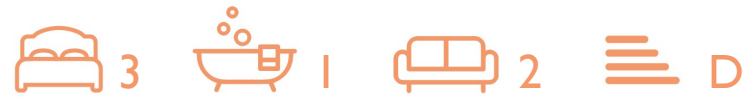
Price guide £475,000

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (20-29) A	
(85-91) B		(30-39) B	
(69-84) C		(40-49) C	
(55-68) D		(50-59) D	
(39-54) E		(60-69) E	
(21-38) F		(70-79) F	
(1-20) G		(80-89) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

16 Park Road

Waterlooville, PO7 5ES



- THREE BEDROOMS
- EXTENSIVELY RENOVATED
- GARAGE TO REAR
- OFFICE/STUDY
- LARGE BATHROOM
- OFF ROAD PARKING
- OPEN PLAN KITCHEN DINER
- PURBROOK LOCATION

ENTRANCE HALL
12'5" x 8'6" (3.8 x 2.6)

LOUNGE
14'5" x 11'5" (4.4 x 3.5)

KITCHEN DINER
20'11" x 11'1" (6.4 x 3.4)

UTILITY ROOM
8'2" x 6'2" (2.5 x 1.9)

STUDY/OFFICE
11'9" x 8'2" (3.6 x 2.5)

DOWNSTAIRS W/C
5'6" x 2'11" (1.7 x 0.9)

BEDROOM ONE
11'9" x 10'5" (3.6 x 3.2)

BEDROOM TWO
11'1" x 10'5" (3.4 x 3.2)

BEDROOM THREE
10'9" x 7'2" (3.3 x 2.2)

BATHROOM
9'2" x 7'10" (2.8 x 2.4)

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.

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.

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.

Staff Disclosure
We would like to disclose that one of the sellers of this property is a Director at Castles Estate Agents.

