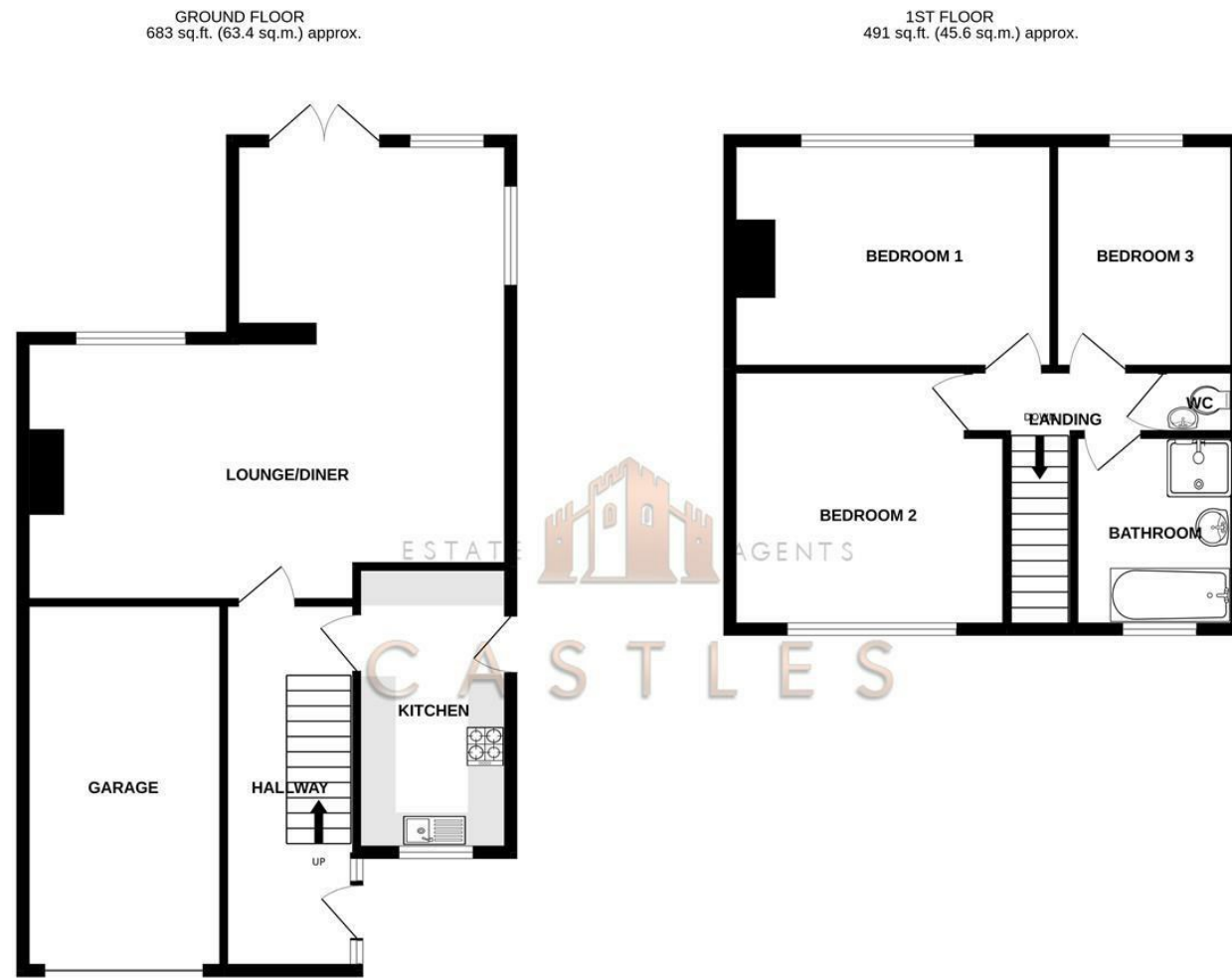


Floor Plan



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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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2 Oakhurst Gardens
Waterlooville, PO7 5AX

We are pleased to welcome to the market this three bedroom semi detached property on a large plot with integral garage and off road parking in the popular location of Oakhurst Gardens, Widley.

The property is well presented throughout and sits on a lovely corner plot offering expansive gardens.

Internally there is a large lounge diner and kitchen on the ground floor. Moving upstairs there are three double bedrooms and a family bathroom that features a four piece suite. The property has the potential to be extended on the side and back subject to the relevant planning.

Externally there is a large rear garden that features a koi pond, greenhouse and brick built shed. There is also side access to the garden and the front offers off road parking on the driveway with access to the garage.

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

Offers over £375,000

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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(10-10) C	
(55-68) D		(10-10) D	
(39-54) E		(10-10) E	
(21-38) F		(10-10) F	
(1-20) G		(10-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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2 Oakhurst Gardens

Waterlooville, PO7 5AX



- THREE DOUBLE BEDROOMS
- INTEGRAL GARAGE
- EXPANSIVE GARDENS
- OPEN PLAN LOUNGE DINER
- WIDLEY LOCATION
- OFF ROAD PARKING
- LARGE CORNER PLOT
- KOI POND
- POTENTIAL TO BE EXTENDED
- CLOSE TO LOCAL SHOPS

ENTRANCE HALL

16'4" x 5'10" (5.0 x 1.8)

KITCHEN

12'9" x 6'10" (3.9 x 2.1)

LOUNGE DINER

21'7" x 19'0" (6.6 x 5.8)

BEDROOM ONE

13'1" x 10'2" (4.0 x 3.1)

BEDROOM TWO

11'5" x 11'5" (3.5 x 3.5)

BEDROOM THREE

10'2" x 8'2" (3.1 x 2.5)

BATHROOM

8'2" x 7'2" (2.5 x 2.2)

W/C

3'3" x 2'11" (1.0 x 0.9)

GARAGE

16'4" x 8'6" (5.0 x 2.6)

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.

