

Floor Plan



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 Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(20-24) A
(81-91) B			(25-29) B
(69-80) C			(30-34) C
(55-68) D			(35-39) D
(39-54) E			(40-44) E
(21-38) F			(45-49) F
(1-20) G			(50-55) G

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

24 Westbrook Grove Waterlooville, PO7 5HX

We are pleased to welcome to the market this two bedroom property located in the popular area of Westbrook Grove, Purbrook.

The property is well presented throughout and would appeal to first time buyers and investors alike.

The ground floor is comprised of an entrance hall, spacious lounge, open plan kitchen diner, downstairs w/c and a generous size conservatory.

Moving upstairs you have two double bedrooms and a four piece family bathroom.

Externally the property benefits from an usually large garden comprised of lawn areas and paved areas.

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

Asking price £270,000

DIRECTORS

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- TWO BEDROOMS
- KITCHEN DINER
- CONSERVATORY
- LARGE GARDEN
- PURBROOK LOCATION
- FOUR PIECE BATHROOM

LOUNGE

15'8" x 13'9" (4.8 x 4.2)

KITCHEN DINER

16'8" x 15'5" (5.1 x 4.7)

CONSERVATORY

13'5" x 8'10" (4.1 x 2.7)

DOWNSTAIRS W/C

6'2" x 3'11" (1.9 x 1.2)

BEDROOM ONE

16'8" x 10'9" (5.1 x 3.3)

BEDROOM TWO

9'10" x 7'10" (3 x 2.4)

BATHROOM

7'10" x 6'6" (2.4 x 2.0)

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.

