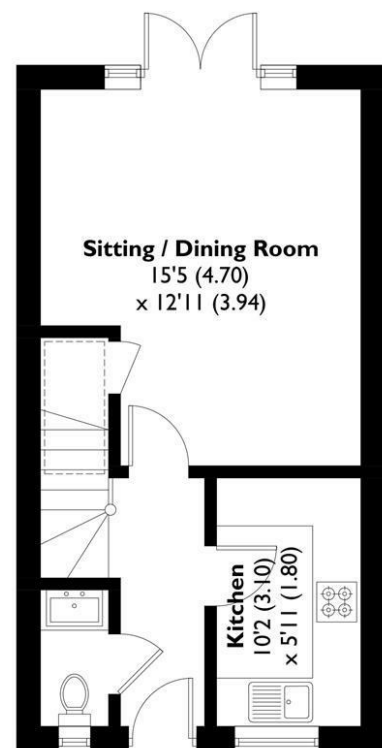


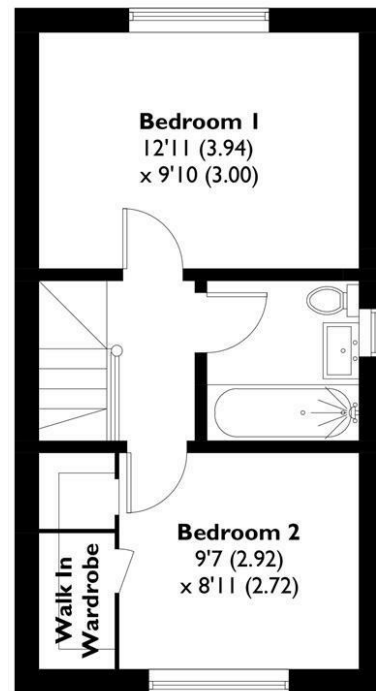
Floor Plan



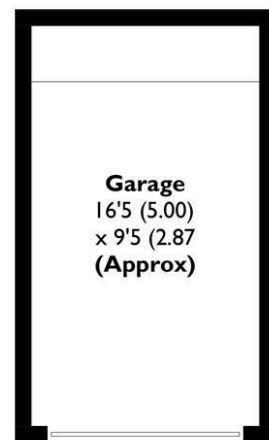
APPROXIMATE GROSS INTERNAL AREA = 687 SQ FT / 63.9 SQ M  
GARAGE = 153 SQ FT / 14.2 SQ M  
TOTAL = 840 SQ FT / 78.1 SQ M



**GROUND FLOOR**  
345 SQ FT / 32.1 SQ M

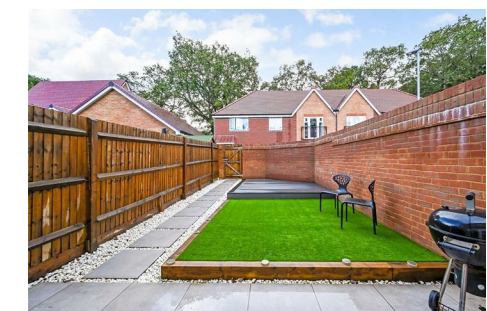


**FIRST FLOOR**  
342 SQ FT / 31.8 SQ M



(Not Shown In Actual Location / Orientation)  
**Garage**  
16'5 (5.00) x 9'5 (2.87) (Approx)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1021919)  
Produced for Castles Estate Agents



**6 Clements Grove**  
Waterlooville, PO8 9FF

We are pleased to welcome to the sales market this immaculate two bedroom semi-detached property with garage and off road parking located in the popular Clements Grove, Waterlooville.

The ground floor features a modern fitted kitchen and downstairs w/c accessible from the entrance hall. The lounge/diner is to the rear of the home with a feature wall, storage and French doors which open onto the garden space.

The rear garden is a great space to entertain with modern block paving and artificial turf and composite decking. There is also rear access.

The first floor boasts two bedrooms and a family bathroom. The bedroom situated at the front of the home benefits from its own large walk in wardrobe.

With the added benefits of NHBC Warranty on the property, gas central heating and double glazing.

The rear of the property features a large garage. In addition, there is also an allocated parking space on the road outside the front.

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

**Offers over £300,000**

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(85-91) <b>B</b>		(85-91) <b>B</b>	
(69-84) <b>C</b>		(69-84) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>84</b>	<b>97</b>		

England & Wales EU Directive 2002/91/EC

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## 6 Clements Grove

Waterlooville, PO8 9FF



- TWO BEDROOMS
- OFF ROAD PARKING
- SEMI DETACHED
- WALK IN WARDROBE
- NEW BUILD ESTATE
- GARAGE
- NHBC WARRANTY
- IMMACULATE THROUGHOUT
- EXTRA PARKING
- IDEAL FIRST TIME BUY

### SITTING / DINING ROOM

15'5" x 12'9" (4.7 x 3.9)

### KITCHEN

10'2" x 5'10" (3.1 x 1.8)

### DOWNSTAIRS W/C

### BEDROOM ONE

12'9" x 9'10" (3.9 x 3.0)

### BEDROOM TWO

9'6" x 8'10" (2.9 x 2.7)

### BATHROOM

### GARAGE

16'4" x 9'2" (5.0 x 2.8)

### 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.

