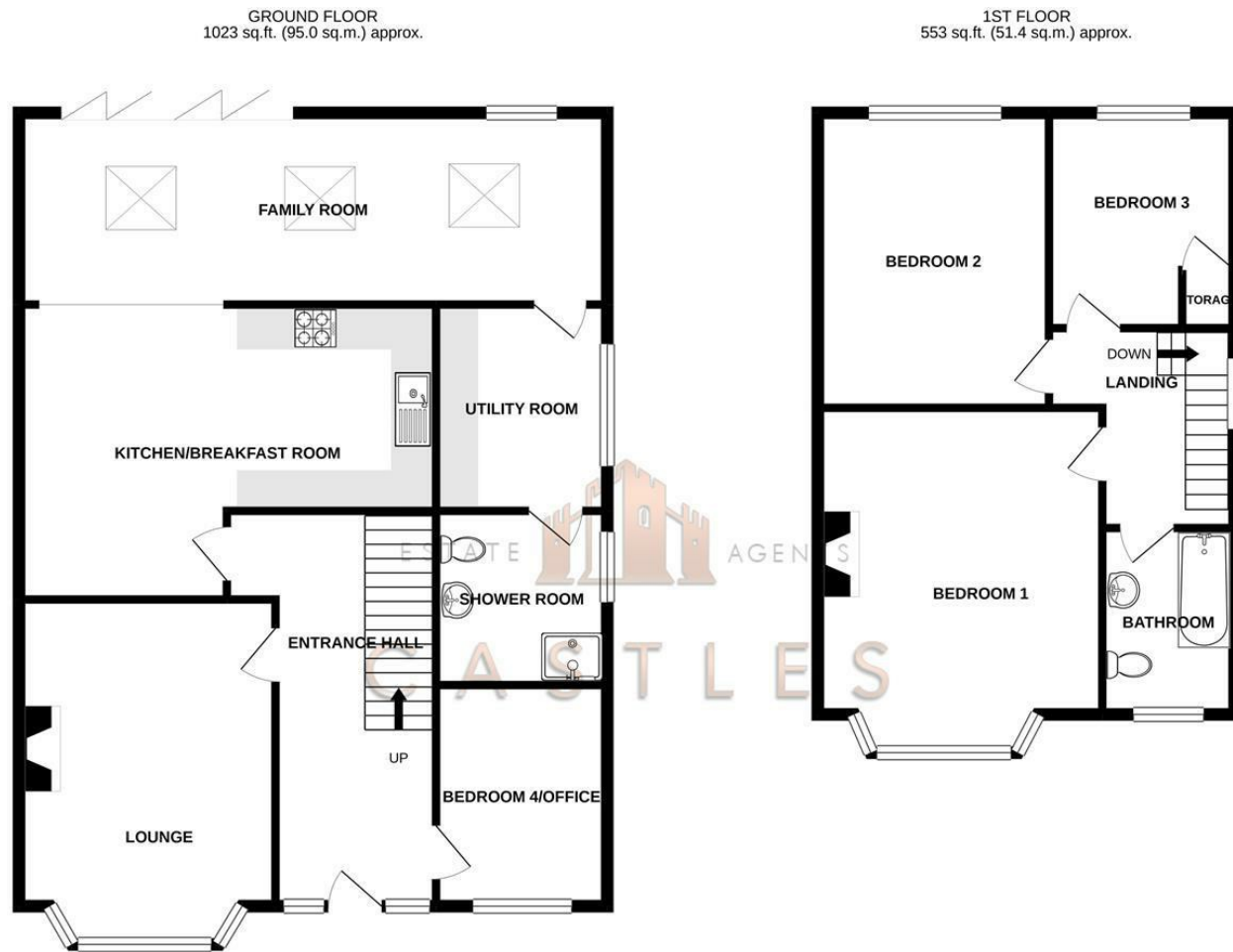


Floor Plan



TOTAL FLOOR AREA : 1576 sq.ft. (146.4 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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44a London Road
Waterlooville, PO8 8EN

*** IMMACULATE EXTENDED FOUR BEDROOM SEMI DETACHED HOME + PARKING ***

Castles are pleased to welcome to the market this four bedroom, two bathroom, semi detached home that has been extended and finished to a beautiful standard in Cowplain, Waterlooville.

On the ground floor the property is comprised of a separate lounge room to the front, kitchen diner is open plan to the rear extension with bi-folds open to the garden. There is also a shower room, utility room and room for an office or could be utilised as bedroom four.

Moving upstairs you have two double bedrooms, one smaller bedroom and a family bathroom.

Externally to the front the property boasts parking for four vehicles. The garden is landscaped and features a workshop at the bottom.

There is planning permission in place for a second storey to be added on to the side extension.

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

Asking price £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 |
| | | | |
| <small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small> | | <small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small> | |
| <small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small> | | <small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small> | |
| <small>England & Wales</small> EU Directive 2002/91/EC | | <small>England & Wales</small> EU Directive 2002/91/EC | |

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



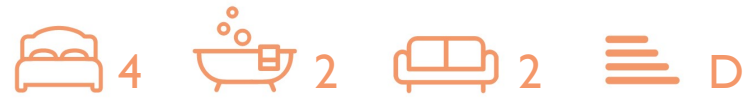
02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

44a London Road
Waterlooville, PO8 8EN



- FOUR BEDROOMS
- OFF ROAD PARKING
- EXTENDED
- OPEN PLAN KITCHEN DINER
- LANDSCAPED GARDENS
- SEMI DETACHED
- BEAUTIFULLY FINISHED
- BI-FOLDS ACROSS REAR
- TWO BATHROOMS
- LARGE FAMILY HOME

LOUNGE
14'4" x 12'4" (4.38 x 3.77)

KITCHEN DINER
19'3" x 13'9" (5.89 x 4.20)

FAMILY ROOM
26'11" x 8'11" (8.22 x 2.73)

UTILITY ROOM

SHOWER ROOM

OFFICE/BEDROOM FOUR
10'10" x 7'3" (3.31 x 2.23)

BEDROOM ONE
14'7" x 12'5" (4.46 x 3.80)

BEDROOM TWO
13'9" x 10'9" (4.20 x 3.28)

BEDROOM THREE
9'11" x 7'11" (3.04 x 2.43)

BATHROOM

WORKSHOP
19'0" x 6'0" (5.80 x 1.83)

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.

