

Floor Plan



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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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	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(10 plus) A
(81-91) B			(8-9) B
(69-80) C			(6-7) C
(55-68) D			(5-6) D
(39-54) E		61	(3-4) E
(21-38) F			(2-3) F
(1-20) G			(1) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



## 41 Bushy Mead Waterlooville, PO7 5DY

We are pleased to welcome to the market this exceptional three bedroom semi detached bungalow with off road parking for two cars in the popular Widley location of Bushy Mead. This property is being sold with No forward Chain.

This property has undergone a full transformation by the current owners to a wonderful standard. A rear extension has been added with bi-folds and roof lantern offering an open plan lounge - kitchen - diner all in one.

There are three bedrooms in total and a modern family bathroom.

Externally there is off road parking to the front for two vehicles. Side access is available and rear access leading to the garden which is a generous size and features paved patio areas and fresh laid turf.

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

**Asking price £425,000**

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

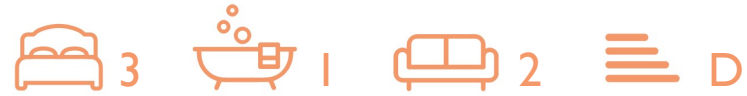
Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 41 Bushy Mead

Waterlooville, PO7 5DY



- FULLY REFURBISHED
- REAR EXTENSION
- BI-FOLDS & ROOF LANTERN
- WIDLEY LOCATION
- OPEN PLAN LIVING
- THREE BEDROOMS
- OFF ROAD PARKING
- SEMI DETACHED BUNGALOW
- GENEROUS REAR GARDEN
- NO FORWARD CHAIN

## LOUNGE

12'5" x 11'1" (3.8 x 3.4)

## KITCHEN/DINER

20'8" x 10'2" (6.3 x 3.1)

## BATHROOM

6'10" x 6'8" (2.1 x 2.1)

## BEDROOM 1

11'5" x 14'1" (3.5 x 4.3)

## BEDROOM 2

8'10" x 12'1" (2.7 x 3.7)

## BEDROOM 3

9'2" x 9'2" (2.8 x 2.8)

## 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 at our cost via a portal called Credas. Please note the Credas

AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

