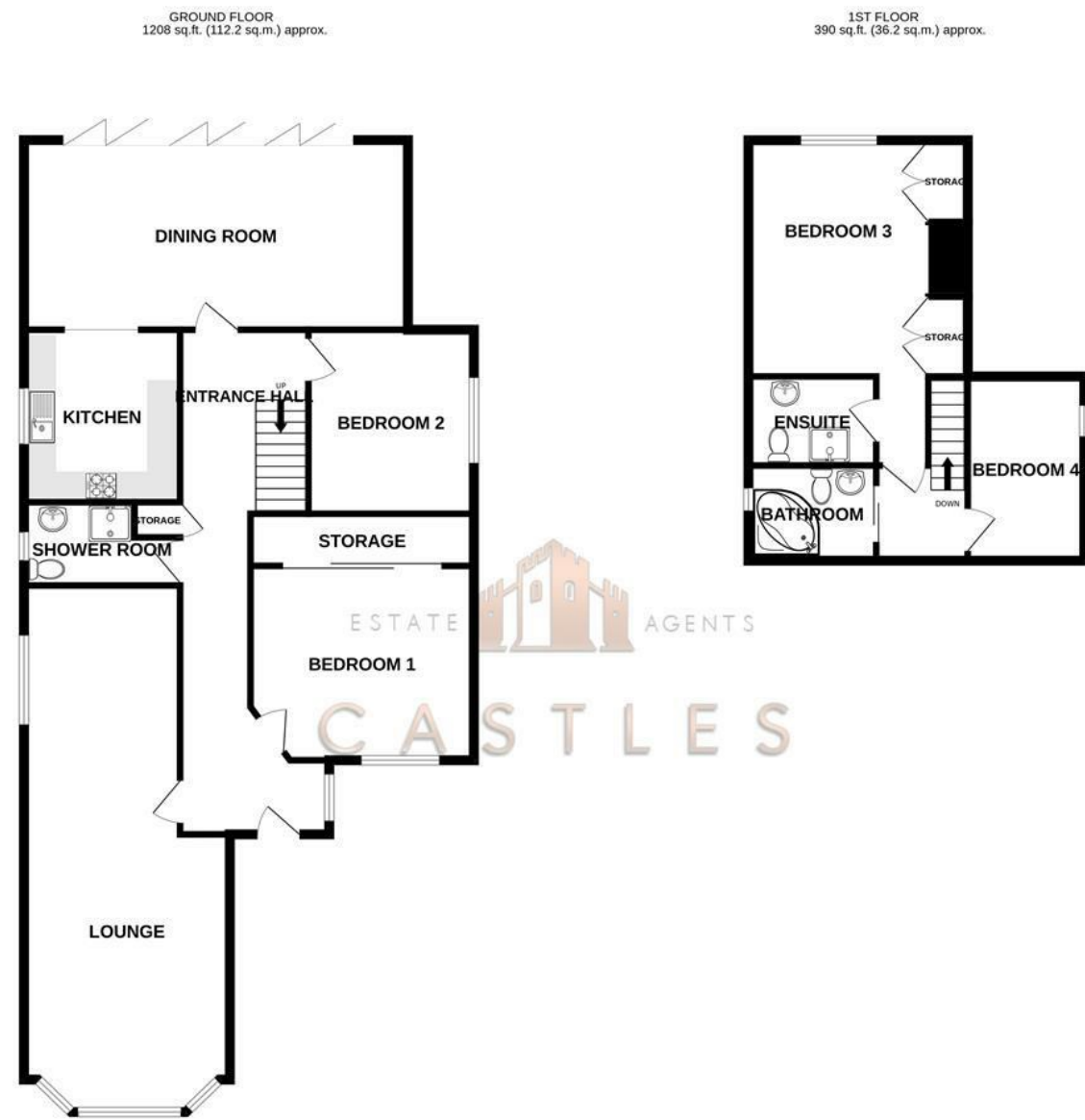


Floor Plan



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 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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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	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(10 plus) A
(81-91) B			(11-15) B
(69-80) C			(16-20) C
(55-68) D			(21-25) D
(39-54) E			(26-30) E
(21-38) F			(31-35) F
(1-20) G			(36-40) 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



39 Frances Road
Waterlooville, PO7 5HH

We are pleased to present to the market an impressive and spacious detached four bedroom chalet bungalow in a popular residential location of Frances Road, Purbrook.

Offering spacious accommodation throughout, this includes four bedrooms, en-suite to master, 27' lounge with dining area, 22' family room which is open planned to the kitchen, ground floor shower room and upstairs bathroom.

There is a large rear garden with paved patio area, lawned area and also side vehicular access to the garden with a driveway that leads to the garage.

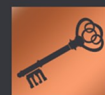
To the front is a driveway for 3/4 cars.

Offered in good decorative order throughout, we recommend an internal viewing.

Offers over £500,000

DIRECTORS

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39 Frances Road

Waterlooville, PO7 5HH



- DETACHED PROPERTY
- LOUNGE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- LARGE REAR GARDEN
- FOUR BEDROOMS
- LARGE OPEN PLAN KITCHEN/DINER
- REAR GARDEN WITH PATIO AREA
- AMPLE OFF ROAD PARKING

LOUNGE
8'6" x 29'2" x 12'1" x 14'5" (2.6 x 8.9 x 3.7 x 4.4)

KITCHEN
9'2" x 10'2" (2.8 x 3.1)

DINING ROOM
22'7" x 11'1" (6.9 x 3.4)

SHOWER ROOM
8'10" x 4'11" (2.7 x 1.5)

BEDROOM 1
13'1" x 11'5" (4.0 x 3.5)

BEDROOM 2
8'10" x 9'10" (2.7 x 3.0)

BEDROOM 3
10'5" x 14'1" (3.2 x 4.3)

BEDROOM 4
6'10" x 11'1" (2.1 x 3.4)

BATHROOM
7'2" x 5'6" (2.2 x 1.7)

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 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.

