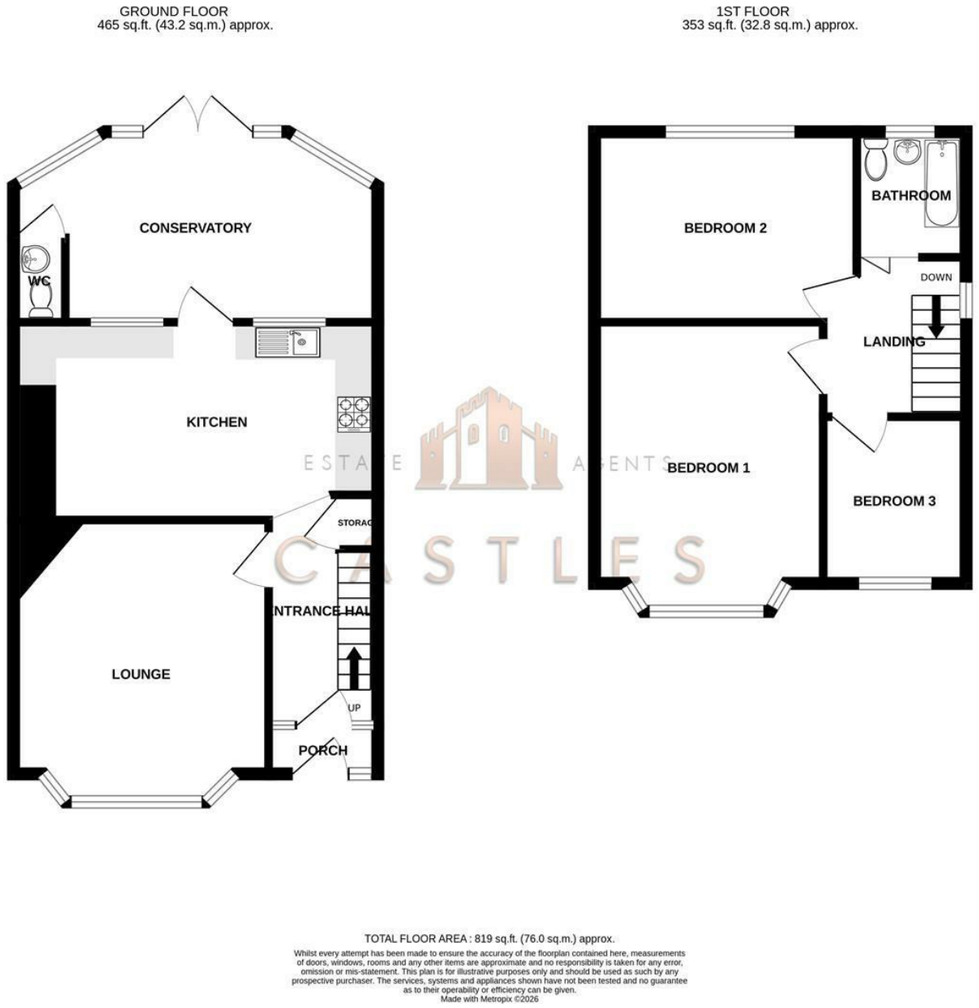
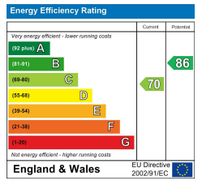
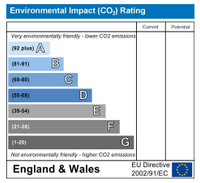
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.





02394318899

www.castlesestates.co.uk

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

Directors: Charles Tuson & Gary Agar

Company Number: 12821075

VAT Number: 356389459

CASTLES

ESTATE AGENTS









34 Marina Grove

Fareham, PO16 9HF

We are pleased to welcome to the market this three bedroom end of terrace property in the popular Portchester location of Marina Grove.

The ground floor of the property consists of an entrance hallway, generous lounge room to the front and across the centre of the home is a modern fitted kitchen with access into the large rear conservatory featuring a downstairs w/c and lots of natural light.

Moving upstairs there are three bedrooms and a modern family bathroom.

Externally there is a front garden space which could be converted into a driveway, subject to local planning consent. The rear garden is South facing and a generous size featuring a large shed for storage and with access via the rear.

The property is a short walk from the waterfront at the bottom of the road.

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

Offers over £325,000

34 Marina Grove

Fareham, PO16 9HF

3 | 1 | 2 | C

- THREE BEDROOMS
- LARGE CONSERVATORY
- REAR ACCESS
- SHORT WALK TO WATERFRONT
- END OF TERRACE
- SOUTH FACING GARDEN
- POTENTIAL FOR OFF ROAD PARKING TO FRONT
- PERFECT FIRST TIME BUY

LOUNGE
11'5" x 12'9" (3.5 x 3.9)

KITCHEN
17'0" x 8'10" (5.2 x 2.7)

CONSERVATORY
17'4" x 8'6" (5.3 x 2.6)

W/C

BEDROOM 1
10'2" x 13'1" (3.1 x 4.0)

BEDROOM 2
11'5" x 8'6" (3.5 x 2.6)

BATHROOM
4'11" x 5'6" (1.5 x 1.7)

BEDROOM 3
6'6" x 7'6" (2.0 x 2.3)

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.

















