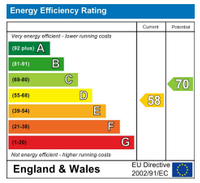
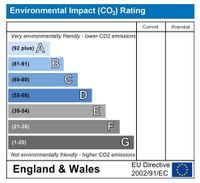
Floor Plan



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.





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CASTLES

ESTATE AGENTS









19 Cooper Grove

Fareham, PO16 9JZ

We are pleased to welcome to the market this exceptional three bedroom semi-detached property with off road parking located in the popular cul-de-sac location of Cooper Grove, Portchester.

The property is well presented throughout and underwent significant renovation works in 2021 with a loft conversion now adding a first floor offering two bedrooms and a second bathroom. The ground floor consists of a generous extended lounge room, modern fitted kitchen, bathroom and double bedroom.

The back garden was also landscaped in 2021 and has been designed to be low maintenance with large composite deck terraces, astro turf, raised rendered flower bed and pond feature with waterfall. The property also benefits from an outbuilding which offers a great storage area but could be converted into a Home Office, Garden Room or Gym. There is gated side access also.

The property benefits from being a short walk to Portchester Castle and the waterfront with local shops also nearby.

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

Offers over £400,000

19 Cooper Grove

Fareham, PO16 9JZ

3 2 1 D

- THREE BEDROOMS
- LOFT CONVERSION
- SHORT WALK TO WATERFRONT & CASTLE
- REWIRED IN 2021
- OFF ROAD PARKING
- LANDSCAPED GARDEN
- QUIET CUL-DE-SAC LOCATION
- NEW BOILER IN 2021

LOUNGE/DINER
10'9" x 29'4" (3.28 x 8.95)

KITCHEN
9'10" x 7'2" (3.02 x 2.20)

BATHROOM

BEDROOM 1
14'8" x 14'0" (4.48 x 4.29)

EN-SUITE

BEDROOM 2
10'5" x 8'7" (3.18 x 2.62)

BEDROOM 3
11'9" x 10'1" (3.59 x 3.08)

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.

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.

