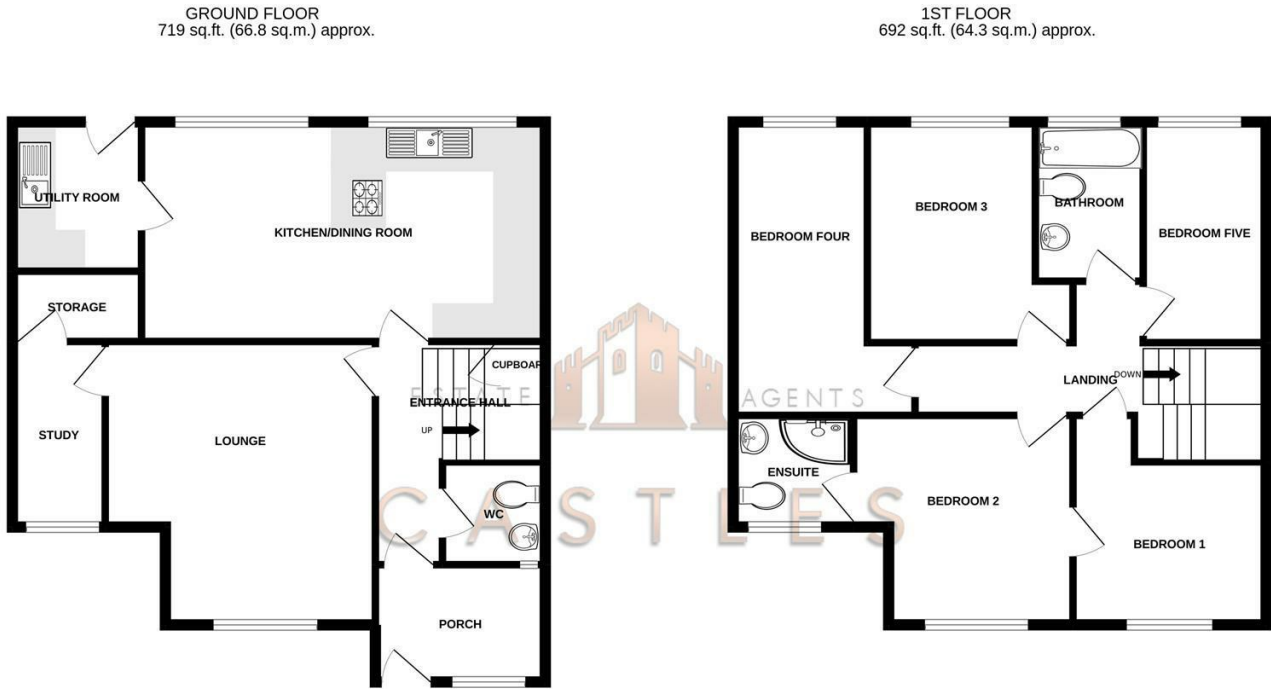




Floor Plan

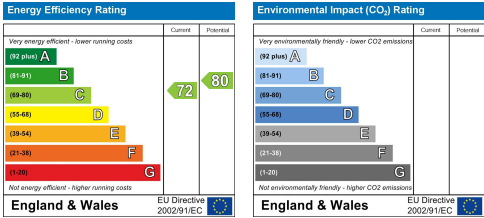


TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.

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



219 Dore Avenue
Fareham, PO16 8EY

We are pleased to welcome to the market this expansive five bedroom semi detached Portchester property with off road parking and garage in the popular location of Dore Avenue.

This home is well presented throughout and has been extensively upgraded during the current owners occupation. The ground floor consists of an entrance porch, entrance hall, lounge with access to a office space/study. To the rear is an open plan kitchen diner featuring breakfast bar and access into a utility room and downstairs w/c.

Moving upstairs there are five bedrooms in total and two bathrooms. Depending on how many bedrooms you need to utilise you do have the ability to have one primary double bedroom with access via a large dressing room into an en-suite all connected.

Externally there is a large south east facing garden which features rear access out to the allocated parking for two cars and garage.

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

Guide price £425,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



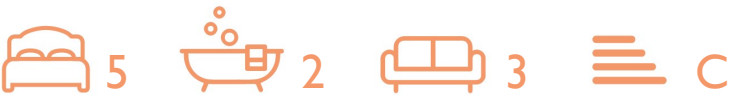
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

219 Dore Avenue
Fareham, PO16 8EY



- FIVE BEDROOMS
- OFF ROAD PARKING
- TWO BATHROOMS
- SEMI DETACHED
- GARAGE
- OPEN PLAN KITCHEN DINER
- PORTCHESTER
- WELL PRESENTED THROUGHOUT

- PORCH**
8'10" x 5'2" (2.7 x 1.6)
- DOWNSTAIRS W/C**
5'6" x 5'2" (1.7 x 1.6)
- LOUNGE**
14'9" x 13'5" (4.5 x 4.1)
- OFFICE**
11'9" x 4'7" (3.6 x 1.4)
- KITCHEN DINER**
20'11" x 11'5" (6.4 x 3.5)
- UTILITY ROOM**
7'10" x 6'6" (2.4 x 2.0)
- BEDROOM ONE**
10'5" x 8'6" (3.2 x 2.6)
- BEDROOM TWO**
10'9" x 10'9" (3.3 x 3.3)
- SHOWER ROOM**
6'10" x 5'10" (2.1 x 1.8)
- BEDROOM THREE**
11'9" x 10'2" (3.6 x 3.1)
- BEDROOM FOUR**
15'5" x 6'10" (4.7 x 2.1)
- BATHROOM**
8'2" x 5'6" (2.5 x 1.7)
- BEDROOM FIVE**
11'5" x 6'2" (3.5 x 1.9)
- Anti Money Laundering**
Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note

we cannot put forward an offer without the AML check being completed.

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.

