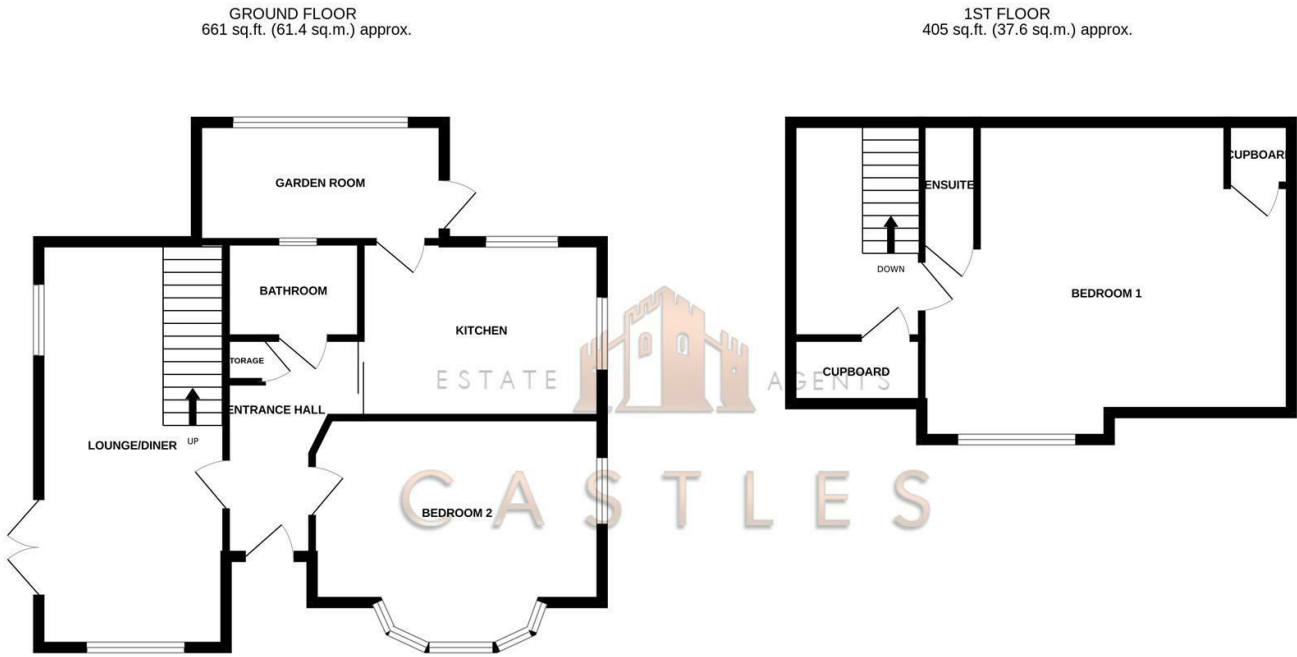


Floor Plan

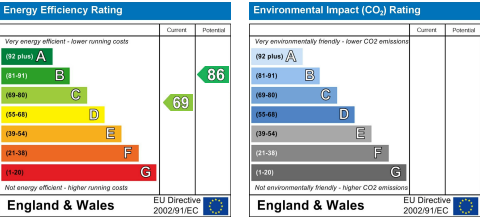


TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

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.



# 104 Orchard Grove

## Fareham, PO16 9DU

We are pleased to welcome to the market this detached two bedroom bungalow situated on a large corner plot with garage and off road parking in the popular location of Orchard Grove Portchester.

The bungalow is well presented throughout but does require some modernisation.

The ground floor consists of a lounge room with doors into the garden space and stairs up to the first floor. A double bedrooms sits at the front of the property with large bay window so lots of natural light. Kitchen and dining room is at the rear of the home with door out into a courtyard area and rear of garage. On the first floor there is a double bedroom with w/c.

Externally there is large gardens to the front and side of the property with the driveway and garage.

The Wicor Rec, Marina and waterfront is only a short walk away.

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

Offers in the region of £335,000

### DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



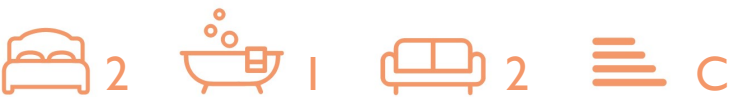
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104 Orchard Grove  
Fareham, PO16 9DU



- DETACHED BUNGALOW
- LARGE CORNER PLOT
- TWO BEDROOMS
- GARAGE
- OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS
- SHORT WALK TO WICOR REC
- CLOSE TO WATERFRONT

LOUNGE/DINER  
20'11" x 9'6" (6.4 x 2.9)

KITCHEN  
10'2" x 8'2" (3.1 x 2.5)

BEDROOM 1  
12'5" x 9'10" (3.8 x 3.0)

BATHROOM  
6'2" x 4'11" (1.9 x 1.5)

BEDROOM 2  
12'9" x 12'1" (3.9 x 3.7)

GARAGE  
19'8" x 11'1" (6.0 x 3.4)

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.

