

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(32 plus) A			(32 plus) A
(31-31) B			(31-31) B
(30-30) C			(30-30) C
(29-29) D			(29-29) D
(28-28) E			(28-28) E
(27-27) F			(27-27) F
(26-26) G			(26-26) 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



49 The Spinney

Fareham, PO16 8QD

Nestled in the charming area of The Spinney, Portchester, this delightful detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a generous living room that that is open plan to the dining room. The kitchen is a fair size and leads into the conservatory. Two bedrooms are situated at the front of the property.

One of the standout features of this property is its south-facing garden, which promises an abundance of natural light throughout the day. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the sunshine in a tranquil setting. The garden provides a wonderful area for outdoor gatherings or quiet moments of reflection.

Additionally, the property is situated within the catchment area for Cams School, making it an attractive option for families with children. The convenience of a driveway and garage adds to the appeal, providing ample parking space for residents and guests alike.

Importantly, this bungalow is offered with no forward chain, allowing for a smooth and efficient purchasing process. Whether you are looking to downsize, invest, or find your first home, this property in The Spinney is a must-see. With its desirable location and charming features, it is sure to attract considerable interest. Do not miss the chance to make this lovely bungalow your new home.

Offers over £450,000

CHARLES TUSON • GARY AGAR • SEAN WREN



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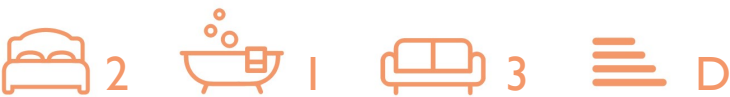
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Fareham, PO16 8QD



- DETACHED BUNGALOW
- POPULAR LOCATION
- FAMILY BATHROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN
- DOUBLE GLAZING & GAS CENTRAL HEATING
- NO FORWARD CHAIN

LIVING ROOM
17'0" x 14'9" (5.2 x 4.5)

DINING ROOM
14'1" x 10'9" (4.3 x 3.3)

KITCHEN
12'9" x 8'2" (3.9 x 2.5)

CONSERVATORY
11'5" x 10'2" (3.5 x 3.1)

BEDROOM ONE
13'5" x 9'10" (4.1 x 3.0)

BEDROOM TWO
13'9" x 10'2" (4.2 x 3.1)

SHOWER ROOM

GARAGE
20'8" x 8'2" (6.3 x 2.5)

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.

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.

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.

