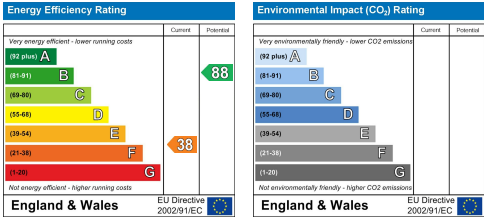


Floor Plan



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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.



13 Grove Avenue
Fareham, PO16 9EU

We are pleased to welcome to the market this two bedroom semi detached bungalow with off road parking, shared driveway and garage in the popular Portchester location of Grove Avenue.

The property is in need of modernisation but is well presented throughout. The ground floor consists of two bedrooms to the front of the home, generous lounge room, bathroom, kitchen with access to utility and conservatory.

There is huge potential for extending the home to the rear and also into the loft space (subject to relevant planning permissions)

Externally the property has a driveway to the front and a garage to the rear. The rear garden is a generous size and is mainly paved so low maintenance.

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

Asking price £260,000

DIRECTORS

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13 Grove Avenue
Fareham, PO16 9EU



- TWO BEDROOMS
- DRIVEWAY
- SOUTH EAST FACING GARDEN
- PRIME FOR EXTENDING
- OFF ROAD PARKING
- GARAGE
- GENEROUS GARDEN
- REQUIRES MODERNISATION

- LOUNGE**
10'2" x 14'1" (3.1 x 4.3)
- KITCHEN**
8'2" x 8'10" x 11'1" (2.5 x 2.7 x 3.4)
- UTILITY ROOM**
9'6" x 6'6" (2.9 x 2.0)
- BEDROOM 1**
10'2" x 13'1" (3.1 x 4.0)
- BEDROOM 2**
8'6" x 8'2" (2.6 x 2.5)
- BATHROOM**
5'6" x 6'2" (1.7 x 1.9)
- CONSERVATORY**
9'2" x 5'10" (2.8 x 1.8)
- GARAGE**

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.

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.

