

Floor Plan



TOTAL FLOOR AREA: 1524 sq.ft. (141.6 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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**5 Myrtle Avenue**  
**Fareham, PO16 9JS**

We are pleased to welcome to the market this four bedroom mid terrace property with off road parking and double garage to the rear in the popular Portchester location of Myrtle Avenue.

The property is well presented throughout and the ground floor consist of a wide entrance hallway, separate lounge room to the front, open plan kitchen - dining space which leads into the large conservatory to the rear.

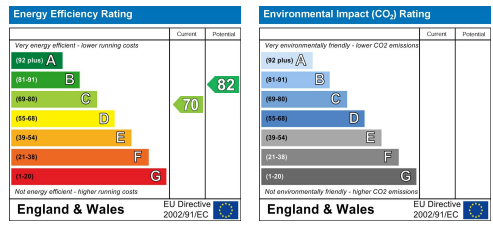
Moving upstairs there are three bedrooms and a large family bathroom. Up another level into the loft conversion you have a large primary bedroom suite with fitted wardrobes and a modern en-suite shower room.

Externally there is off road parking for two cars at the front on the driveway and a double garage to the rear. The rear garden is a generous size, is landscaped and and is of a South East aspect so lots of sunshine throughout the day.

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

**Offers over £375,000**

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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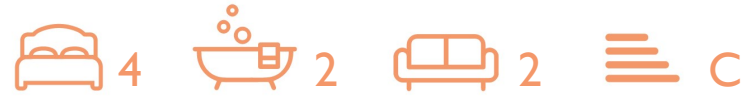
www.castlesstates.co.uk

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# 5 Myrtle Avenue

Fareham, PO16 9JS



- FOUR BEDROOMS
- OFF ROAD PARKING TO FRONT
- OPEN PLAN KITCHEN DINER
- LOFT CONVERSION
- SHORT WALK TO PORTCHESTER CASTLE
- TWO BATHROOMS
- DOUBLE GARAGE TO REAR
- LARGE CONSERVATORY
- CLOSE TO LOCAL SHOPS
- LANDSCAPED SOUTH EAST GARDEN

### LOUNGE

11'5" x 11'1" (3.5 x 3.4)

### DINING ROOM

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

### KITCHEN

7'10" x 7'6" (2.4 x 2.3)

### CONSERVATORY

9'6" x 11'1" (2.9 x 3.4)

### BEDROOM 1

10'5" x 17'0" (3.2 x 5.2)

### BEDROOM 2

10'2" x 11'9" (3.1 x 3.6)

### BEDROOM 3

10'5" x 11'1" (3.2 x 3.4)

### BEDROOM 4

7'6" x 6'10" (2.3 x 2.1)

### BATHROOM

7'6" x 8'2" (2.3 x 2.5)

### EN-SUITE

5'6" x 7'2" (1.7 x 2.2)

### GARAGE

17'0" x 19'0" (5.2 x 5.8)

### 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.

