

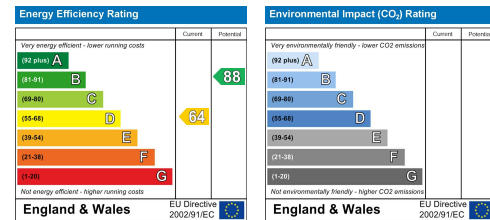
Floor Plan

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



11a Westbrook Road
Fareham, PO16 9NS

We are pleased to welcome to the market this two bedroom semi detached bungalow with off road parking in the popular Portchester location of Westbrook Road.

The property has undergone some modernisation throughout and features a new kitchen, new bathroom and new flooring throughout along with being decorated.

Upon entry through the porch you have a hallway leading through the centre of the home. On the left you have a large double bedroom and the right is a spacious lounge. Accessible via the lounge is the kitchen and from there the rear extension. Via the hallway you also have access to a modern shower room and bedroom two.

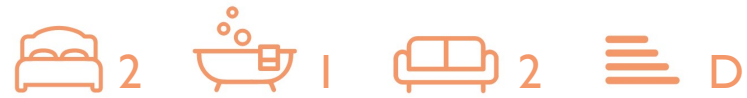
Externally there is off road parking to the front of the property and the rear garden is south facing and a generous size.

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

Offers over £300,000

11a Westbrook Road

Fareham, PO16 9NS



- TWO BEDROOMS
- BUNGALOW
- SOUTH FACING GARDEN
- NEW BATHROOM
- NO FORWARD CHAIN
- SEMI DETACHED
- MODERNISED THROUGHOUT
- OFF ROAD PARKING
- NEW KITCHEN
- CLOSE TO LOCAL SHOPS

LOUNGE

15'5" x 11'9" (4.7 x 3.6)

KITCHEN

10'2" x 7'10" (3.1 x 2.4)

SHOWER ROOM

4'7" x 6'10" (1.4 x 2.1)

SUN ROOM

12'9" x 6'6" (3.9 x 2.0)

BEDROOM 1

10'9" x 12'5" (3.3 x 3.8)

BEDROOM 2

12'5" x 7'6" (3.8 x 2.3)

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.

