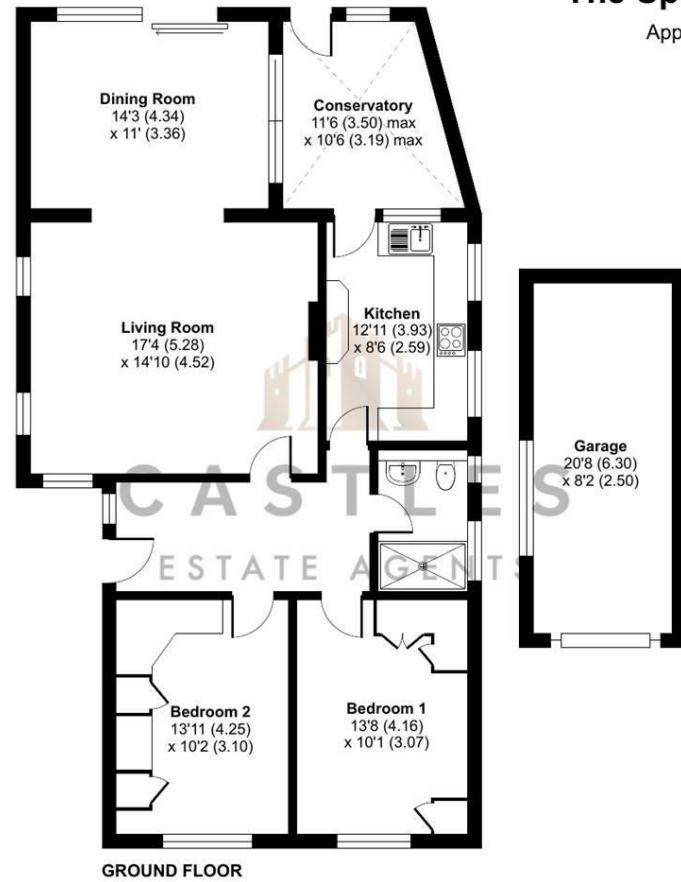


Floor Plan



The Spinney, Fareham, PO16

Approximate Area = 1111 sq ft / 103.2 sq m
 Garage = 170 sq ft / 15.8 sq m
 Total = 1281 sq ft / 119 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Castles Estate Agents Hampshire Ltd. REF: 1317605



**49 The Spinney
 Fareham, PO16 8QD**

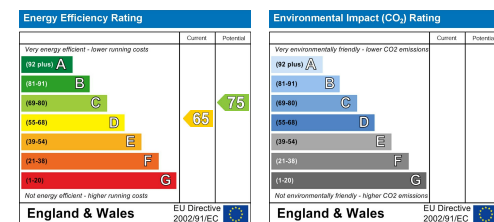
Nestled in the charming area of The Spinney, Portchester, this delightful detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a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



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.

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

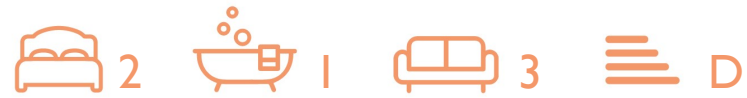
Company Number: 12821075

VAT Number: 356389459

Offers over £450,000

49 The Spinney

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.

