

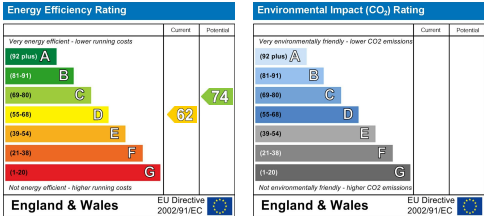


Floor Plan



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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59 Kelvin Grove
Fareham, PO16 8LF

We are pleased to welcome to the market this well presented two bedroom semi detached bungalow with off road parking and garage in the popular Portchester location of Kelvin Grove.

The ground floor consists of two bedrooms to the front of the home with built in wardrobes, a modern fitted kitchen and generous lounge room with bi-folding doors that open into the large conservatory. The conservatory benefits from an LG air conditioning and heating system and more bi-folding doors open onto the decked area directly behind the property with views down the garden. A modern shower room and utility completes the ground floor accommodation. Via the utility room there is a loft ladder up to the loft room where there is office space.

This property could have a loft conversion subject to local planning consents like so many other homes in the road.

Externally there is off road parking to the front. A shared driveway leads down the side to the garage and side access into the rear garden. The rear garden is a generous size and is South facing featuring paved walkways and seating areas with various sheds for storage and bbq area.

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

Asking price £350,000



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www.castlesstates.co.uk



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Fareham, PO16 8LF



- TWO BEDROOMS
- BUNGALOW
- LARGE CONSERVATORY & DECKING
- LOFT ROOM
- SHORT WALK TO TRAIN STATION
- SEMI DETACHED
- SOUTH FACING GARDEN
- OFF ROAD PARKING & GARAGE
- MODERN KITCHEN
- SHORT WALK TO PORTCHESTER VILLAGE

LOUNGE
10'9" x 15'8" (3.3 x 4.8)

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

DINING ROOM
19'8" x 13'5" (6.0 x 4.1)

SHOWER ROOM
6'2" x 6'2" (1.9 x 1.9)

BEDROOM 1
8'10" x 13'9" (2.7 x 4.2)

BEDROOM 2
8'2" x 8'10" (2.5 x 2.7)

LOFT ROOM
13'9" x 8'2" (4.2 x 2.5)

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.

