

Floor Plan



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(10-15) <b>A</b>	
(81-91) <b>B</b>		(16-20) <b>B</b>	
(69-80) <b>C</b>		(21-25) <b>C</b>	
(55-68) <b>D</b>		(26-30) <b>D</b>	
(39-54) <b>E</b>		(31-35) <b>E</b>	
(21-38) <b>F</b>		(36-40) <b>F</b>	
(1-20) <b>G</b>		(41-45) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



22 Merton Avenue  
Fareham, PO16 9NE

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

This bungalow is not like your typical bungalow as it has an extra large garden due to acquiring the back half of next door's garden. So there is plenty of outside space on offer with summer houses and sheds and a rather expensive Griffin Greenhouse which will be included in the sale.

The property consists of a large double bedroom to the front of the home. Kitchen is in the centre with shower room accessible from the entrance hallway. Bedroom two is currently being utilised as another lounge room. To the rear there is another reception room opening into a conservatory.

The loft does have a window with natural light and electrics and is boarded out to be used for storage.

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

Offers over £275,000

DIRECTORS

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- TWO BEDROOMS
- LARGE GARDENS
- SUMMER HOUSE
- OFF ROAD PARKING
- GRIFFIN GREENHOUSE INCLUDED
- SHORT WALK TO WATERFRONT

**LOUNGE**  
12'9" x 6'6" (3.7 x 2.0)

**DINING**  
12'9" x 7'2" (3.9 x 2.2)

**KITCHEN**  
10'9" x 8'2" (3.3 x 2.5)

**SHOWER ROOM**  
5'2" x 4'7" (1.6 x 1.4)

**BEDROOM ONE**  
14'1" x 11'9" (4.3 x 3.6)

**BEDROOM TWO**  
12'1" x 8'10" (3.7 x 2.7)

**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 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.

