

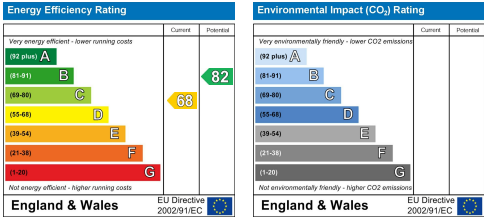


Floor Plan



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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80 Kelvin Grove
Fareham, PO16 8LE

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

The property is well presented throughout and the ground floor consists of an open plan lounge diner which opens into a large conservatory. Lots of natural light flooding through the home. There is a modern fitted kitchen, shower room and w/c also on this level with a room to the front of the property that can be a study or utilised as bedroom three.

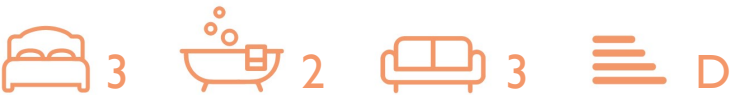
Moving upstairs there are two double bedrooms and the primary bedroom benefits from an en-suite bathroom. There is eaves storage accessible from both bedrooms.

Externally there is a driveway to the front and side for two to three vehicles parked off road. The rear garden is a fair size and very well maintained offering lawns, paved walkway down the side and a paved terrace at the rear featuring seating and lazy spa.

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

Offers over £350,000

80 Kelvin Grove
Fareham, PO16 8LE



- THREE BEDROOMS
- CHALET BUNGALOW
- TWO BATHROOMS
- CLOSE TO LOCAL SHOPS
- OFF ROAD PARKING
- SUNNY GARDEN
- SEMI-DETACHED
- CLOSE TO TRANSPORT LINKS

LOUNGE DINER
29'10" x 10'9" (9.1 x 3.3)

CONSERVATORY
14'9" x 12'5" (4.5 x 3.8)

KITCHEN
10'9" x 9'10" (3.3 x 3.0)

SHOWER ROOM
6'2" x 4'11" (1.9 x 1.5)

BEDROOM THREE
8'10" x 7'10" (2.7 x 2.4)

BEDROOM ONE
15'8" x 8'6" (4.8 x 2.6)

EN-SUITE BATHROOM
7'10" x 5'6" (2.4 x 1.7)

BEDROOM TWO
19'8" x 12'5" (6.0 x 3.8)

GARAGE

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.

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.

