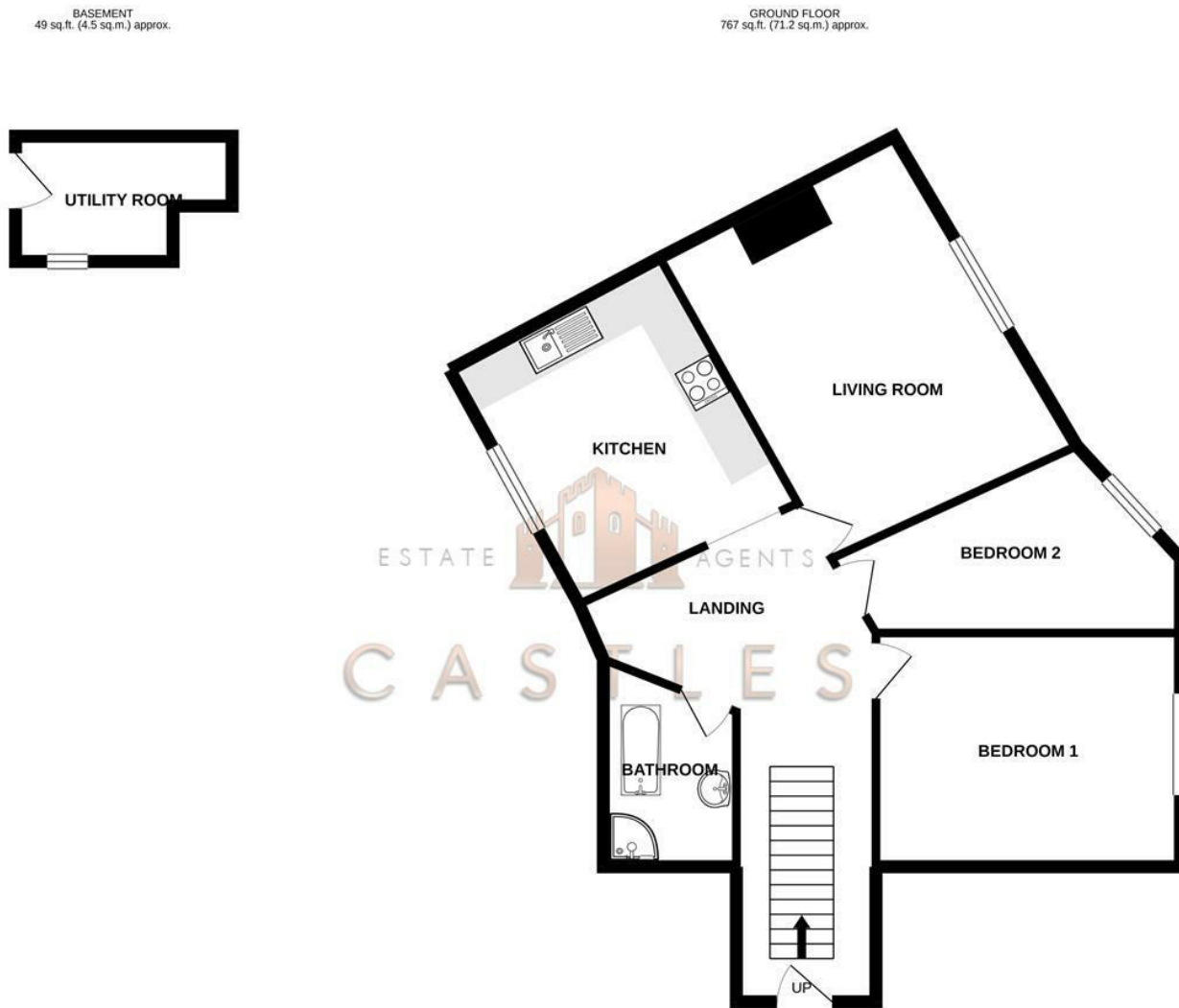


Floor Plan



ESTATE AGENTS
CASTLES

TOTAL FLOOR AREA: 815 sq.ft. (75.8 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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38 Bayly Avenue

Fareham, PO16 9LF

Castles are pleased to welcome to the market this first floor two bedroom maisonette with off road parking and private garden located in Bayly Avenue, Portchester.

The property is well presented throughout and features a utility room upon entry on the ground floor level, spacious lounge room, modern kitchen, modern bathroom and two bedrooms on the first floor.

Externally the property has off road parking to the front and a south facing private garden to the side.

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

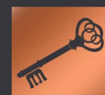
Asking price £225,000

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	73 75	Very environmentally friendly - lower CO ₂ emissions (20 plus) A (11-19) B (00-10) C (10-15) D (16-20) E (21-25) F (26-30) G	
Not energy efficient - higher running costs EU Directive 2002/91/EC	England & Wales	Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	England & Wales

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

38 Bayly Avenue

Fareham, PO16 9LF



- FIRST FLOOR MAISONETTE
- OFF ROAD PARKING
- MODERN KITCHEN
- CLOSE TO LOCAL SHOPS
- WALKING DISTANCE FROM THE WATERFRONT
- TWO BEDROOMS
- PRIVATE GARDEN
- MODERN BATHROOM
- CLOSE TO PORTCHESTER CASTLE
- IDEAL FIRST TIME BUY

LOUNGE

15'8" x 11'5" (4.8 x 3.5)

KITCHEN

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

BATHROOM

9'2" x 5'10" (2.8 x 1.8)

BEDROOM ONE

11'9" x 10'5" (3.6 x 3.2)

BEDROOM TWO

11'9" x 10'2" (3.6 x 3.1)

UTILITY ROOM

9'6" x 5'6" (2.9 x 1.7)

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.

Lease Information

Ground Rent & Service Charge Combined: £45 PCM

Lease Length: 103 Years Remaining

