



## 44 Merton Avenue Fareham, PO16 9NE

We are pleased to welcome to the market this stunning extended three bedroom chalet style home close to local amenities and the popular foreshore offering:

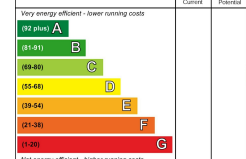
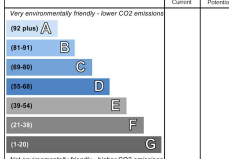
The ground floor consists of lounge with log burner, separate family room/office, 23FT kitchen diner with bi-folds opening onto the west facing garden and a ground floor shower/utility room.

Moving upstairs there are three bedrooms and a first floor bathroom.

To the front there is ample off street parking and a generous rear garden with child's play area.

**Offers over £450,000**

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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# 44 Merton Avenue

Fareham, PO16 9NE



- EXTENDED
- GENEROUS WEST FACING GARDEN
- TWO BATHROOMS
- CLOSE TO WATERFRONT
- OFF ROAD PARKING
- THREE BEDROOMS
- BI-FOLDS & SKYLIGHT
- IMMACULATE THROUGHOUT

