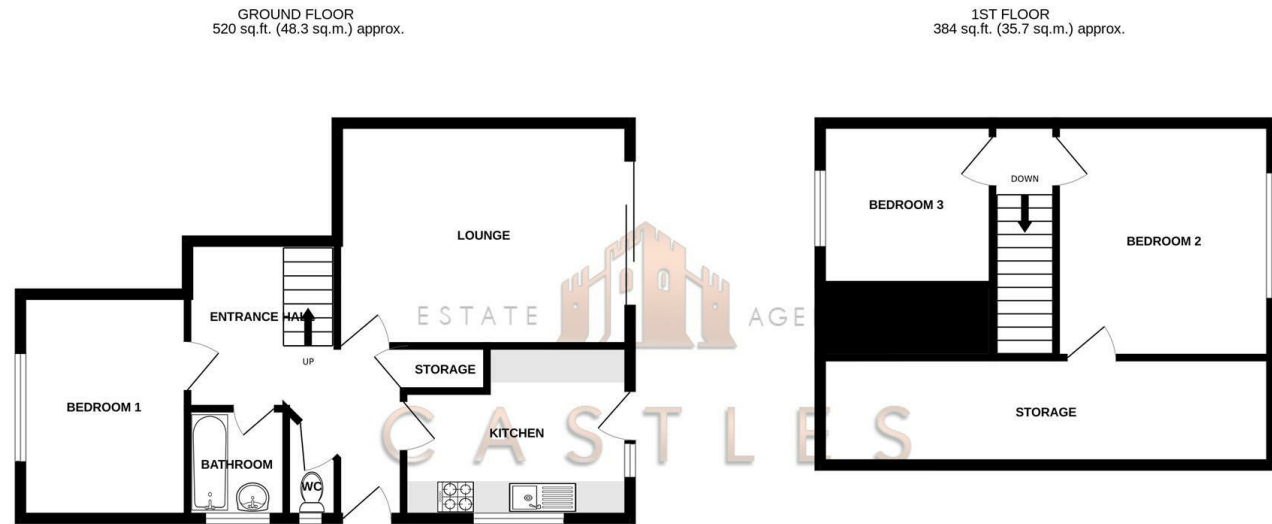


Floor Plan



TOTAL FLOOR AREA: 904 sq.ft. (84.0 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 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 A (92-100)		Very environmentally friendly - lower CO ₂ emissions A (20-25)	
B (81-91)		B (35-45)	
C (69-80)		C (50-60)	
D (55-68)		D (65-75)	
E (39-54)		E (80-85)	
F (21-38)		F (90-95)	
G (1-20)		G (100-120)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
60	80		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

50 Quintrel Avenue
Fareham, PO16 9TE

We are pleased to welcome to the market this three bedroom chalet style semi detached property with off road parking and garage in the popular location of Quintrel Avenue.

The property is well presented throughout and the ground floor consists of an entrance hallway, lounge diner with sliding doors onto the east facing garden. There is a modern fitted kitchen, double bedroom and a family bathroom completing the ground floor accommodation.

Moving up to the first floor there are two further bedrooms.

Externally the property has a fair garden to the rear with driveway parking to the front which leads to the garage. The property benefits from being on a slightly larger than average plot.

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

Offers over £325,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



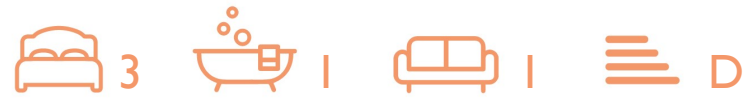
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GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



50 Quintrel Avenue

Fareham, PO16 9TE



LOUNGE

15'1" x 11'5" (4.6 x 3.5)

KITCHEN

11'5" x 8'10" (3.5 x 2.7)

BATHROOM

4'11" x 5'6" (1.5 x 1.7)

W/C

2'7" x 4'11" (0.8 x 1.5)

BEDROOM 1

8'6" x 11'5" (2.6 x 3.5)

BEDROOM 2

11'1" x 12'1" (3.4 x 3.7)

BEDROOM 3

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

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.

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.

