

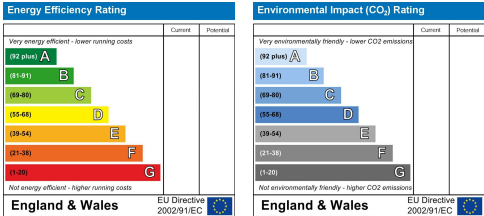


Floor Plan



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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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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.



25 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.

The property does require modernisation and consists of a lounge room to the front of the home, shower room and kitchen in the centre with two bedrooms to the rear. Accessible via one bedroom is a rear conservatory.

Externally there is off road parking to the front via a shared driveway. The rear garden is a generous size and of a South East aspect.

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

Asking price £250,000

DIRECTORS

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- SEMI DETACHED BUNGALOW
- CONSERVATORY
- REQUIRES MODERNISATION
- TWO BEDROOMS
- OFF ROAD PARKING
- SOUTH EAST FACING GARDEN

LOUNGE
11'9" x 14'1" (3.6 x 4.3)

SHOWER ROOM
5'10" x 5'2" (1.8 x 1.6)

KITCHEN
9'10" x 8'10" (3.0 x 2.7)

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

BEDROOM 2
6'6" x 12'1" (2.0 x 3.7)

CONSERVATORY
12'9" x 6'6" (3.9 x 2.0)

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 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.

