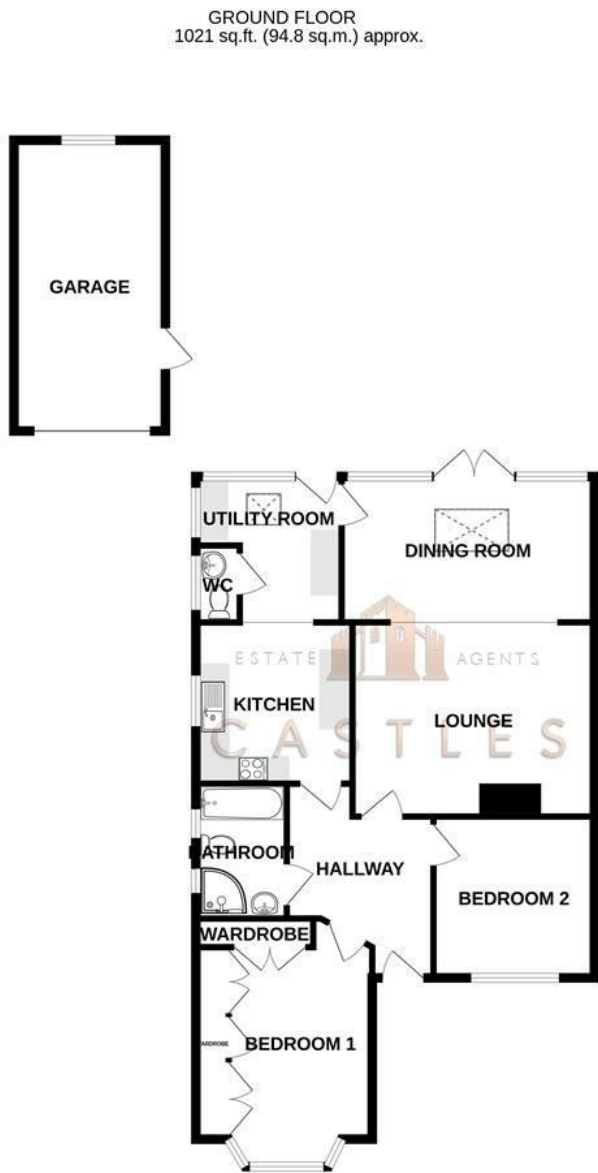
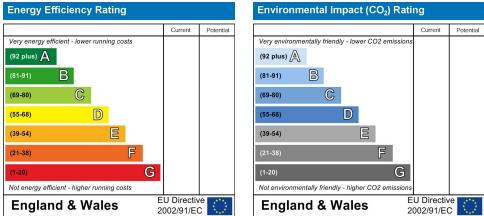


Floor Plan



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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.



45 Kelvin Grove
Fareham, PO16 8LQ

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

The owners of this home have had a serious amount of work done during their tenure and the whole property is spotless.

Due to an extension on the rear you have a large open plan lounge diner, flooded with natural light from the south facing garden. The modern fitted kitchen also has access to a utility room and a w/c. There are two double bedrooms, the primary has fully fitted Sharps wardrobes which houses a TV and chests of draws etc. The bathroom is a fair size and features a four piece suite.

Externally the property has a paved patio area which leads down to the south facing garden. There is a summer house and garage with electric door. To the front of the home there is a paved driveway for three vehicles.

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

Offers over £425,000

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

45 Kelvin Grove
Fareham, PO16 8LQ



- TWO DOUBLE BEDROOMS
- EXTENDED
- IMMACULATE THROUGHOUT
- GARAGE
- OPEN PLAN LOUNGE DINER
- FOUR PIECE BATHROOM
- OFF ROAD PARKING
- SOUTH FACING GARDEN

LOUNGE
14'9" x 11'9" (4.5 x 3.6)

DINNING ROOM
15'5" x 8'10" (4.7 x 2.7)

KITCHEN
9'6" x 9'10" (2.9 x 3.0)

UTILITY ROOM
6'2" x 9'6" (1.9 x 2.9)

BEDROOM ONE
8'6" x 13'5" (2.6 x 4.1)

BEDROOM TWO
9'10" x 9'10" (3.0 x 3.0)

BATHROOM
5'6" x 8'2" (1.7 x 2.5)

W/C
4'7" x 2'11" (1.4 x 0.9)

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. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

COUNCIL TAX BAND C

