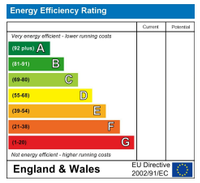
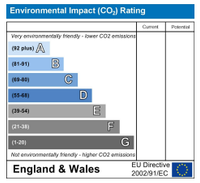
Floor Plan



ESTATE AGENTS CASTLES

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.





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Directors: Charles Tuson & Gary Agar
Company Number: 12821075
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CASTLES
ESTATE AGENTS









35 Castle Grove

Fareham, PO16 9NY

We are pleased to welcome to the market this three bedroom property with off road parking to the front for two vehicles and garage to the rear located in Castle Grove, Portchester.

The property is well presented throughout and the ground floor features a lounge room to the front with an open plan kitchen diner and second sitting room to the rear thanks to a large rear extension that has been added.

Moving upstairs there are three bedrooms in total, two of which are generous doubles and a modern family bathroom.

Externally the rear garden is a fair size and of a west aspect featuring paved patio and walkways, lawns and seating area to the bottom before the garage. To the front there is off road parking for two cars comfortably.

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

Offers over £350,000

35 Castle Grove

Fareham, PO16 9NY

3 | 1 | 3

- THREE BEDROOMS
- GARAGE TO THE REAR
- OPEN PLAN KITCHEN DINER
- CLOSE TO LOCAL SHOPS
- OFF ROAD PARKING
- REAR EXTENSION
- WEST FACING GARDEN
- CLOSE TO LOCAL SCHOOLS

LOUNGE
11'5" x 11'9" (3.5 x 3.6)

RECEPTION ROOM
17'0" x 8'10" (5.2 x 2.7)

KITCHEN/DINER
16'4" x 12'9" (5.0 x 3.9)

BEDROOM 1
9'10" x 12'5" (3.0 x 3.8)

BEDROOM 2
10'9" x 8'10" (3.3 x 2.7)

BATHROOM
5'10" x 5'10" (1.8 x 1.8)

BEDROOM 3
9'2" x 6'2" (2.8 x 1.9)

GARAGE

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.

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.

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.

