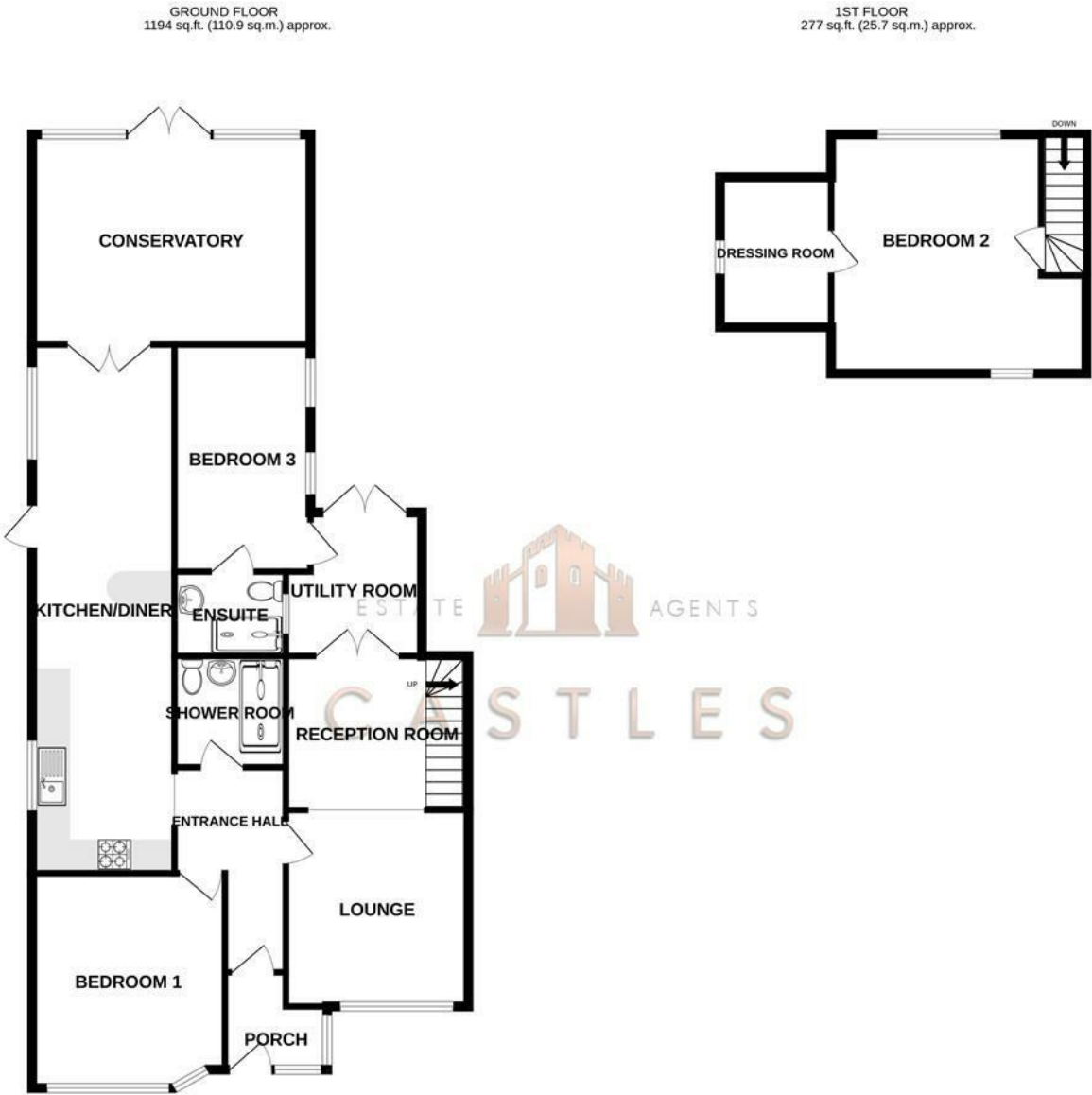


Floor Plan

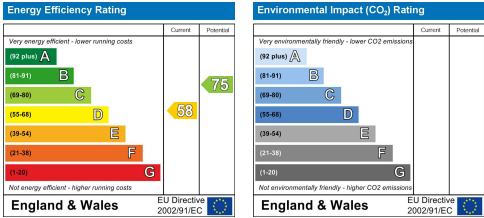


TOTAL FLOOR AREA: 1471 sq.ft. (136.6 sq.m.) approx.

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.



36 Eastfield Avenue
Fareham, PO14 IEG

We are pleased to welcome to the market this three bedroom semi detached bungalow with off road parking in the popular Fareham location of Eastfield Avenue.

This property is extremely well presented throughout and the ground floor accommodation consists of an entrance porch and hall, open plan reception rooms, open plan kitchen diner, two bedrooms, two shower rooms and a large conservatory to the rear. There is also a utility room.

Moving upstairs to the first floor there is now a large bedroom with access to a dressing room.

Externally there is parking for two cars to the front of the home. The rear garden is West facing and a generous size featuring paved areas, astro turf, raised decked area at the bottom and a large shed for storage.

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

Offers over £320,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



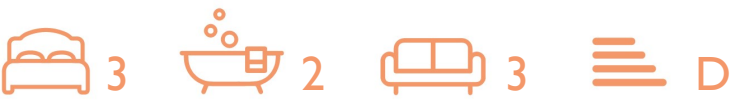
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

36 Eastfield Avenue
Fareham, PO14 1EG



- THREE BEDROOM BUNGALOW
- OFF ROAD PARKING
- LARGE CONSERVATORY
- TWO SHOWER ROOMS
- SEMI-DETACHED
- WEST FACING GARDEN
- OPEN PLAN KITCHEN DINER
- LOFT CONVERSION

LOUNGE
10'9" x 11'9" (3.3 x 3.6)

RECEPTION ROOM
10'9" x 9'2" (3.3 x 2.8)

UTILITY ROOM
7'6" x 8'6" (2.3 x 2.6)

KITCHEN/DINER
8'2" x 31'5" (2.5 x 9.6)

SHOWER ROOM
6'2" x 6'6" (1.9 x 2.0)

CONSERVATORY
16'0" x 12'5" (4.9 x 3.8)

BEDROOM 1
11'5" x 12'9" (3.5 x 3.9)

BEDROOM 2
12'5" x 14'5" (3.8 x 4.4)

BEDROOM 3
7'10" x 13'5" (2.4 x 4.1)

EN-SUITE SHOWER ROOM
6'2" x 6'6" (1.9 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. 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.

