

Floor Plan

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.

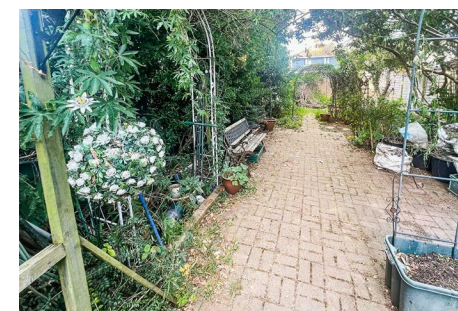


TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(10-15) A	
(81-91) B		(16-20) B	
(69-80) C		(21-25) C	
(55-68) D		(26-30) D	
(39-54) E		(31-35) E	
(21-38) F		(36-40) F	
(1-20) G		(41-45) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



24 Westbrook Road
Fareham, PO16 9NS

We are pleased to welcome to the market this two bedroom semi detached bungalow with off road parking in the popular Portchester location of Westbrook Road.

The property does require some modernisation throughout but is a generous size. Upon entry through the porch you have a hallway leading through to the shower room, kitchen and lounge. Accessible via the lounge are two bedrooms. On the left you have a large double bedroom. Accessible via the second bedroom is the conservatory.

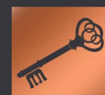
Externally there is off road parking to the front of the property and the rear garden is south facing and a generous size as they acquired part of next doors garden so it is a lot bigger than usual.

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

Asking price £250,000

DIRECTORS

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Fareham, PO16 9NS



- SEMI-DETACHED
- TWO BEDROOMS
- OFF ROAD PARKING
- BUNGALOW
- LARGER THAN USUAL GARDEN
- REQUIRES SOME MODERNISATION

LOUNGE

9'10" x 16'4" (3.0 x 5.0)

SHOWER ROOM

6'6" x 5'2" (2.0 x 1.6)

KITCHEN

7'2" x 9'10" (2.2 x 3.0)

BEDROOM 1

10'2" x 13'1" (3.1 x 4.0)

BEDROOM 2

7'6" x 13'1" (2.3 x 4.0)

CONSERVATORY

16'8" x 8'6" (5.1 x 2.6)

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.

