

Floor Plan



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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.  
 Made with Metropix ©2025



**16 Myrtle Avenue**  
**Fareham, PO16 9JT**

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking for two cars and garage to the rear in the popular Portchester location of Myrtle Avenue.

The property is well presented throughout and the ground floor consists of an open plan lounge diner, kitchen, conservatory and downstairs w/c.

Moving upstairs there are three bedrooms and a generous family bathroom.

Externally there is off road parking to the front and the rear garden is a fair size, West facing and has access into a large garage.

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

**Offers over £325,000**

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 16 Myrtle Avenue

Fareham, PO16 9JT



- THREE BEDROOMS
- WEST FACING GARDEN
- DOWNSTAIRS W/C
- IDEAL FIRST TIME BUY
- OFF ROAD PARKING
- LOUNGE DINER
- GARAGE AT REAR
- CLOSE TO LOCAL SHOPS

**ENTRANCE HALL**  
11'1" x 6'6" (3.4 x 2.0)

**LOUNGE DINER**  
23'7" x 11'5" (7.2 x 3.5)

**KITCHEN**  
15'5" x 7'6" (4.7 x 2.3)

**CONSERVATORY**  
7'2" x 6'6" (2.2 x 2.0)

**W/C**  
8'10" x 5'10" (2.7 x 1.8)

**BEDROOM ONE**  
10'2" x 11'9" (3.1 x 3.6)

**BEDROOM TWO**  
11'1" x 10'5" (3.4 x 3.2)

**BEDROOM THREE**  
7'6" x 6'6" (2.3 x 2.0)

**BATHROOM**  
7'10" x 7'6" (2.4 x 2.3)

**GARAGE**  
16'8" x 15'1" (5.1 x 4.6)

**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.

**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.

