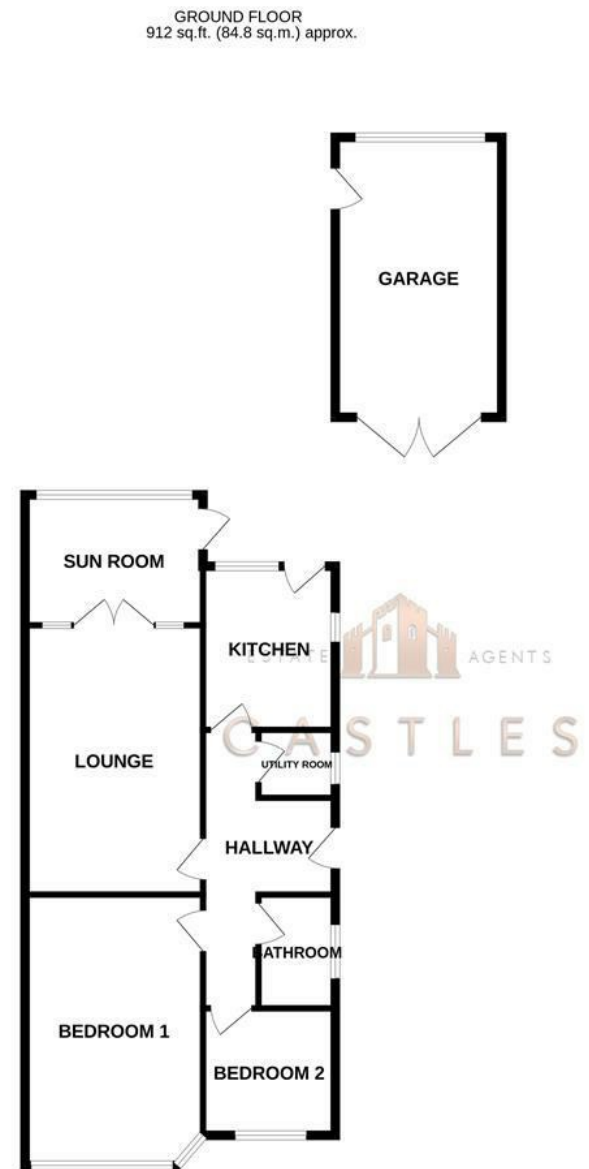


Floor Plan



TOTAL FLOOR AREA : 912 sq.ft. (84.8 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 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	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(10-15) <b>A</b>
(81-91) <b>B</b>			(16-20) <b>B</b>
(69-80) <b>C</b>			(21-25) <b>C</b>
(55-68) <b>D</b>			(26-30) <b>D</b>
(39-54) <b>E</b>			(31-35) <b>E</b>
(21-38) <b>F</b>			(36-40) <b>F</b>
(1-20) <b>G</b>			(41-45) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>86</b>		<b>68</b>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



## 51 Kelvin Grove Fareham, PO16 8LQ

We are delighted to welcome to the market this excellent two bedroom semi detached bungalow with garage situated in the popular Portchester location of Kelvin Grove.

The property consists of two double bedrooms, modern bathroom, lounge diner, utility room and kitchen. It has also undergone refurbishment recently including, electrical rewire and installation of a new boiler as well as the radiators.

The garden is south facing and is over 50m in length. You have the bonus of a shared driveway offering side access and a garage to the rear. The bungalow has bags full of potential, with prospects of expanding up into the attic and extending out to the rear (subject to planning).

Portchester train station is only a few minutes walk away as are the local shops of Portchester.

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

**Offers over £300,000**

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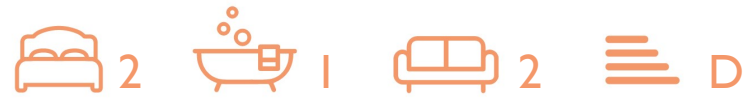
Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 51 Kelvin Grove

Fareham, PO16 8LQ



- SEMI-DETACHED
- TWO BEDROOMS
- GARAGE
- SHORT WALK TO LOCAL SHOPS
- BUNGALOW
- SOUTH FACING GARDEN
- CLOSE TO PORTCHESTER TRAIN STATION
- MODERN BATHROOM

**LOUNGE**  
15'10" x 10'9" (4.83 x 3.3)

**KITCHEN**  
10'11" x 9'4" (3.35 x 2.87)

**SUN ROOM**

**UTILITY ROOM**

**BATHROOM**

**BEDROOM 1**  
13'8" x 10'9" (4.19 x 3.3)

**BEDROOM 2**  
8'9" x 8'5" (2.69 x 2.57)

**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.

