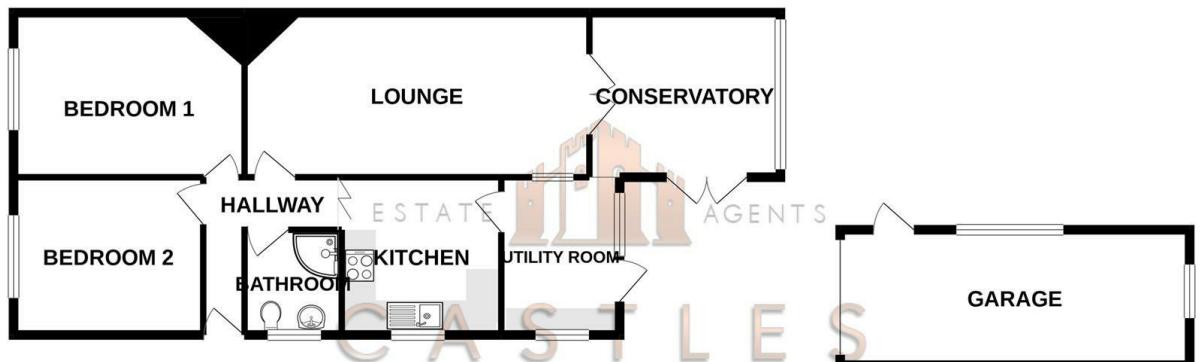
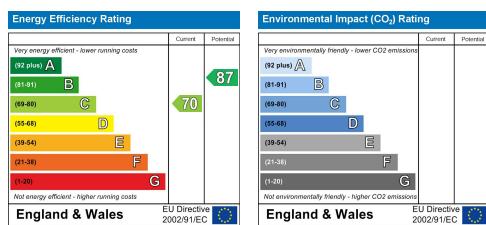


## Floor Plan

 GROUND FLOOR  
1008 sq.ft. (93.7 sq.m.) approx.


TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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.



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## 8 Marlborough Grove

Portchester, PO16 9RU

Castles are pleased to welcome to the market this two bedroom semi detached bungalow with large garage and off road parking in the popular location of Marlborough Grove, Portchester.

The property is well presented throughout and benefits from air conditioning, new modern kitchen, shower room, large 21ft lounge diner, utility and conservatory.

Externally the property has a paved low maintenance south facing garden, large garage with plumbing and electrics and paved off road parking also to the front.

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

Asking price £340,000

# 8 Marlborough Grove

Portchester, PO16 9RU



- SEMI DETACHED BUNGALOW
- LARGE GARAGE
- NEW KITCHEN
- SOUTH FACING GARDEN

## LOUNGE DINER

10 x 21'03 (3.05m x 6.48m)

## KITCHEN

9'10 x 9'08 (3.00m x 2.95m)

## CONSERVATORY

11'10 x 9'08 (3.61m x 2.95m)

## UTILITY

7'07 x 8'11 (2.31m x 2.72m)

## BEDROOM ONE

13'02 x 10'01 (4.01m x 3.07m)

## BEDROOM TWO

9'01 x 8'11 (2.77m x 2.72m)

## SHOWER ROOM

5'11 x 5'08 (1.80m x 1.73m)

## GARAGE

21'07 x 8'04 (6.58m x 2.54m)

## 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.

