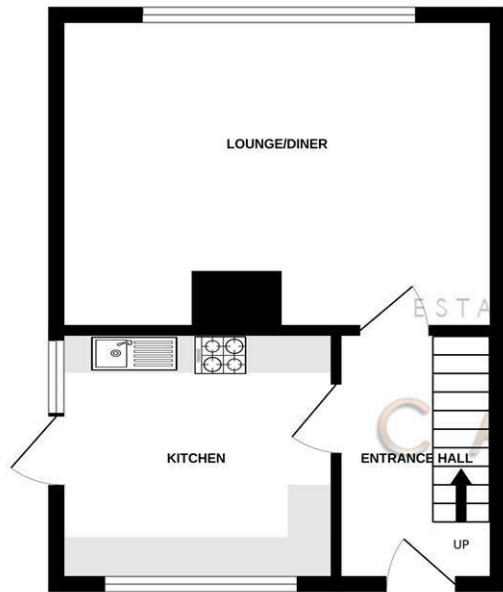


Floor Plan

GROUND FLOOR
328 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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74 Kenwood Road
Fareham, PO16 9LR

*** CASH BUYERS ONLY DUE TO TYPE OF CONSTRUCTION ***

We are pleased to welcome to the market this two bedroom semi detached property with off road parking and incredible waterfront views located in Kenwood Road, Portchester.

The property is in need of modernisation and updating.

The ground floor consists of a kitchen and lounge diner.

Moving upstairs there are two double bedrooms and a shower room.

Externally there is off road parking to the front and a front garden. A brick built shed is attached to the side of the property and the rear garden is a generous size.

Situated at the bottom of Kenwood Road you are literally on the waterfront with amazing views of the solent.

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

Asking price £215,000

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 firms 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(85-91) B		(85-91) B	
(69-84) C		(69-84) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
63	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

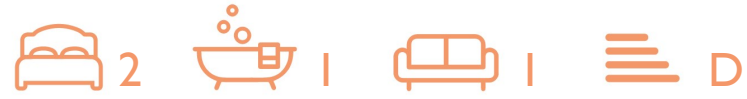


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74 Kenwood Road

Fareham, PO16 9LR



- CASH BUYERS ONLY
- TWO BEDROOMS
- SHORT WALK TO PORTCHESTER CASTLE
- REQUIRES MONDERNISATON
- OFF ROAD PARKING
- SOLENT VIEWS
- CLOSE TO LOCAL SHOPS
- WATERFRONT LIVING

LOUNGE/DINER

16'0" x 11'5" (4.9 x 3.5)

KITCHEN

10'2" x 9'2" (3.1 x 2.8)

SHOWER ROOM

6'6" x 5'10" (2.0 x 1.8)

BEDROOM 1

10'2" x 12'5" (3.1 x 3.8)

BEDROOM 2

16'0" x 9'2" (4.9 x 2.8)

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.

