

Floor Plan

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(10-10) C	
(55-68) D		(10-10) D	
(39-54) E		(10-10) E	
(21-38) F		(10-10) F	
(1-20) G		(10-10) 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



1 Gladstone Gardens Fareham, PO16 9RY

We are pleased to welcome to the market this two bedroom semi detached bungalow with off road parking and garage in the popular Portchester location of Gladstone Gardens.

The property is well presented throughout but does require a little modernisation in areas.

The accommodation consists of two bedrooms to the front of the home, a lounge, shower room and study in the centre with the kitchen situated at the rear.

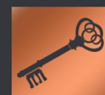
Externally the rear garden is south facing and a generous size. There is side access to the garage and private driveway with off road parking also available at the front.

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

Offers over £300,000

DIRECTORS

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I Gladstone Gardens

Fareham, PO16 9RY



- SEMI DETACHED
- BUNGALOW
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- TWO BEDROOMS
- GARAGE
- GENEROUS REAR GARDEN
- CLOSE TO LOCAL SHOPS

LOUNGE

13'5" x 10'5" (4.1 x 3.2)

KITCHEN

11'1" x 10'2" (3.4 x 3.1)

SHOWER ROOM

5'10" x 4'11" (1.8 x 1.5)

BEDROOM ONE

11'1" x 10'2" (3.4 x 3.1)

BEDROOM TWO

9'2" x 8'10" (2.8 x 2.7)

STUDY

9'2" x 7'10" (2.8 x 2.4)

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

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.

