

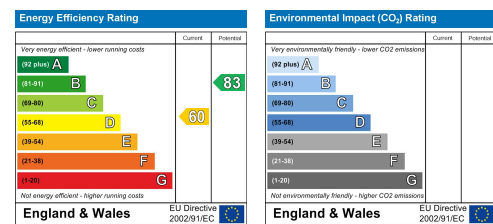
Floor Plan



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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## 6 Gladstone Gardens Fareham, PO16 9RY

We are pleased to welcome to the market this exceptional three bedroom semi detached bungalow in the popular location of Gladstone Gardens, Portchester.

This property has undergone a full refurbishment with brand new kitchen and bathroom including a new roof.

The accommodation consists of a large open plan living area to the rear of the property featuring a new kitchen which utilises the extra space provided by the extension. There are two double bedrooms at the front of the property and a full new bathroom suite off of the entrance hallway. Bedroom three is situated in the centre of the property and there is a large conservatory on the rear.

Externally there is potential for off-road parking to the front of the property subject to local planning consent. The rear garden is west facing and partially paved with a manageable sized lawn area.

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

**Offers over £375,000**

### DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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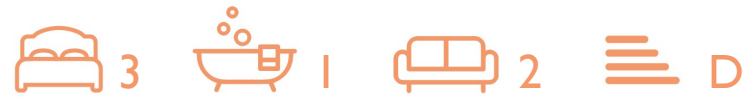


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## 6 Gladstone Gardens

Fareham, PO16 9RY



- THREE BEDROOMS
- BUNGALOW
- WEST FACING GARDEN
- LARGE CONSERVATORY
- BRAND NEW ROOF
- SEMI DETACHED
- RECENTLY REFURBISHED
- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL SHOPS
- POTENTIAL FOR OFF ROAD PARKING

### LOUNGE/DINER

14'1" x 11'1" x 21'11" (4.3 x 3.4 x 6.7)

### KITCHEN

11'9" x 9'6" (3.6 x 2.9)

### BATHROOM

9'2" x 5'6" (2.8 x 1.7)

### BEDROOM 1

11'1" x 11'5" (3.4 x 3.5)

### BEDROOM 2

9'6" x 9'2" (2.9 x 2.8)

### BEDROOM 3

9'2" x 6'6" (2.8 x 2.0)

### CONSERVATORY

9'10" x 10'9" (3.0 x 3.3)

### 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.

### 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.

