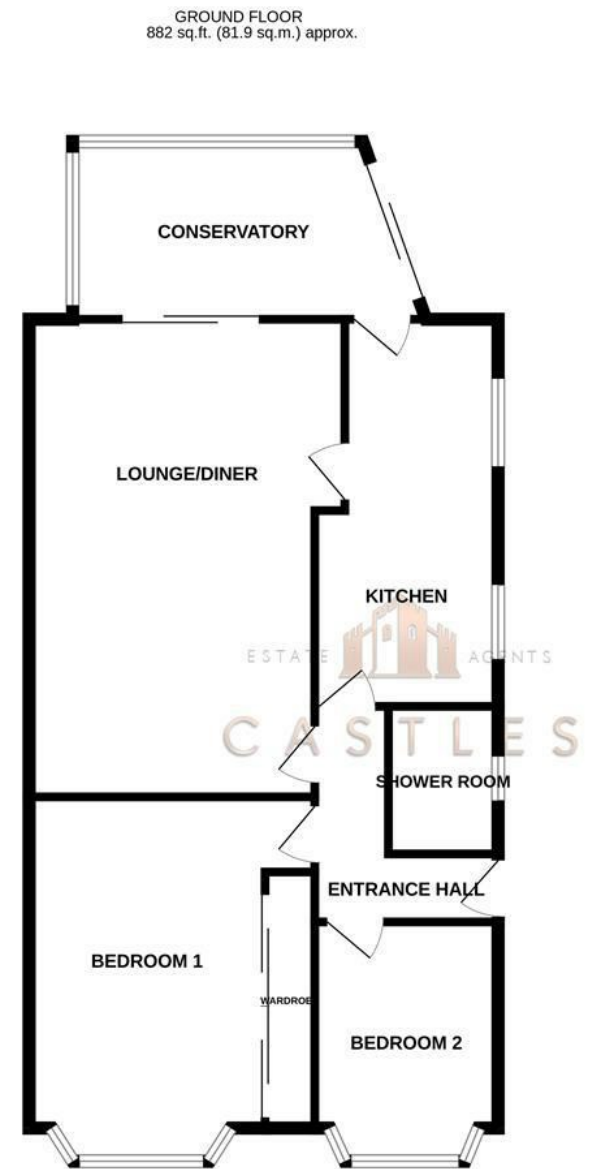


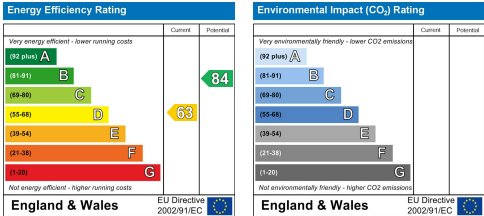


Floor Plan



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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.



20 Bayly Avenue  
Fareham, PO16 9LD

We are pleased to welcome to the market this two bedroom detached bungalow with garage and off road parking situated on a large corner plot in Bayly Avenue, Portchester.

The property is well presented throughout and the accommodation is comprised of two bedrooms to the front of the property, an open plan lounge diner with access into the kitchen. A modern shower room and a generous size rear extension.

To the rear there is a driveway and garage with gardens wrapping round the back, side and front.

The property has potential to be extended on the side and also has the option of a loft conversion subject to planning consents.

There is NO FORWARD CHAIN.

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

Offers over £325,000



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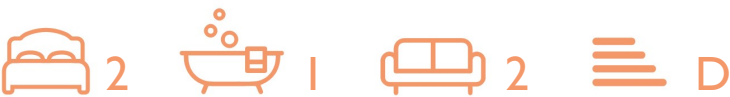
Directors: Charles Tuson | Gary Agar | Sean Wren

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20 Bayly Avenue  
Fareham, PO16 9LD



- DETACHED BUNGALOW
- DRIVEWAY
- CONSERVATORY
- NO FORWARD CHAIN
- SHORT WALK TO WATERFRONT
- GARAGE
- TWO BEDROOMS
- LARGE CORNER PLOT
- OPEN PLAN LOUNGE DINER
- 10 MINS TO PORTCHESTER CASTLE

**LOUNGE DINER**  
20'11" x 11'5" (6.4 x 3.5)

**KITCHEN**  
16'4" x 7'10" (5.0 x 2.4)

**CONSERVATORY**  
15'5" x 7'6" (4.7 x 2.3)

**SHOWER ROOM**  
6'2" x 4'7" (1.9 x 1.4)

**BEDROOM ONE**  
16'0" x 10'5" (4.9 x 3.2)

**BEDROOM TWO**  
10'5" x 7'10" (3.2 x 2.4)

**GARAGE**

**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.

**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.

