

Floor Plan



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 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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**25 Kelvin Grove**  
Fareham, PO16 8LQ

We are pleased to welcome to the market this three bedroom semi detached property with off road parking in the popular location of Kelvin Grove, Portchester.

The property is well presented throughout and features a large extension with skylights and bi-folds across the rear housing an open plan kitchen diner. There is a lounge, utility room and downstairs w/c also on the ground floor.

Moving upstairs there are three bedrooms, two of which are doubles and family bathroom.

Externally there is off road parking to the front. the original garage has been converted into a gym/office area. The rear garden is south facing and features a paved seating area and a jacuzzi area.

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

**Offers over £425,000**

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(20 plus) <b>A</b>	
(81-91) <b>B</b>		(15-20) <b>B</b>	
(69-80) <b>C</b>		(10-15) <b>C</b>	
(55-68) <b>D</b>		(5-10) <b>D</b>	
(39-54) <b>E</b>		(1-5) <b>E</b>	
(21-38) <b>F</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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# 25 Kelvin Grove

Fareham, PO16 8LQ



- SEMI-DETACHED
- LARGE EXTENSION
- SOUTH FACING GARDEN
- OFF ROAD PARKING
- THREE BEDROOMS
- SKYLIGHTS & BI-FOLDS
- GYM/OFFICE
- CLOSE TO LOCAL SHOPS

**ENTRANCE HALL**  
9'10" x 6'2" (3.0 x 1.9)

**LOUNGE**  
12'9" x 12'5" (3.9 x 3.8)

**OPEN PLAN KITCHEN DINER**  
21'11" x 17'8" (6.7 x 5.4)

**DOWNSTAIRS W/C**  
3'3" x 4'11" (1.0 x 1.5)

**UTILITY ROOM**  
10'2" x 4'7" (3.1 x 1.4)

**BEDROOM ONE**  
13'1" x 12'5" (4.0 x 3.8)

**BEDROOM TWO**  
11'1" x 8'2" (3.4 x 2.5)

**BEDROOM THREE**  
8'6" x 7'10" (2.6 x 2.4)

**BATHROOM**  
6'6" x 5'6" (2.0 x 1.7)

### GYM/OFFICE

#### 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. 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.

