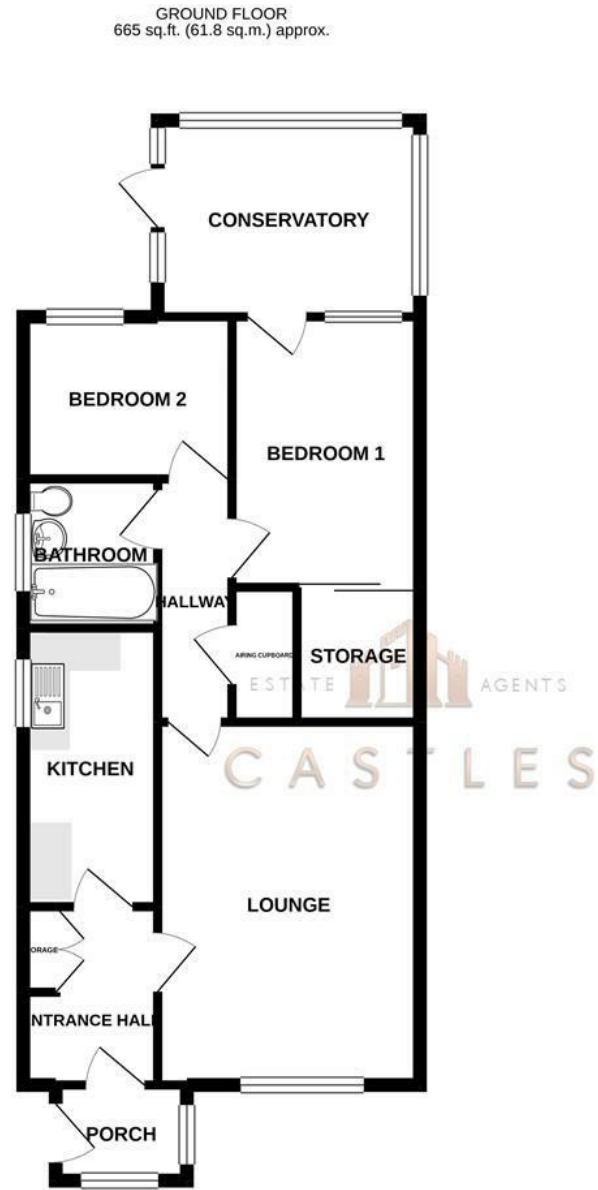


Floor Plan



TOTAL FLOOR AREA: 665 sq.ft. (61.8 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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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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92 plus A		92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



10 Moraunt Drive  
Fareham, PO16 9EF

Castles are pleased to welcome to the market this two bedroom bungalow with garage and driveway in the popular Portchester location of Moraunt Drive.

The property consists of a spacious lounge room, kitchen, two fair sized bedrooms, family bathroom and conservatory.

Externally the property features a driveway for two vehicles off road and a garage. The garden is a fair size and is West facing.

This property is in need a little updating but could be a wonderful home with a little TLC.

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

Offers over £260,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK  
GARY@CASTLESTATES.CO.UK  
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 10 Moraunt Drive

Fareham, PO16 9EF



- TWO BEDROOMS
- GARAGE
- CLOSE TO WATERFRONT
- IN NEED OF UPDATING
- SEMI DETACHED BUNGALOW
- DRIVEWAY
- PORTCHESTER LOCATION
- NO FORWARD CHAIN

### PORCH

5'6" x 3'11" (1.7 x 1.2)

### ENTRANCE HALLWAY

7'6" x 5'6" (2.3 x 1.7)

### LOUNGE

15'5" x 11'1" (4.7 x 3.4)

### KITCHEN

11'9" x 5'6" (3.6 x 1.7)

### BATHROOM

6'2" x 5'10" (1.9 x 1.8)

### BEDROOM ONE

11'5" x 7'10" (3.5 x 2.4)

### BEDROOM TWO

8'10" x 6'10" (2.7 x 2.1)

### CONSERVATORY

10'5" x 8'2" (3.2 x 2.5)

### 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.

