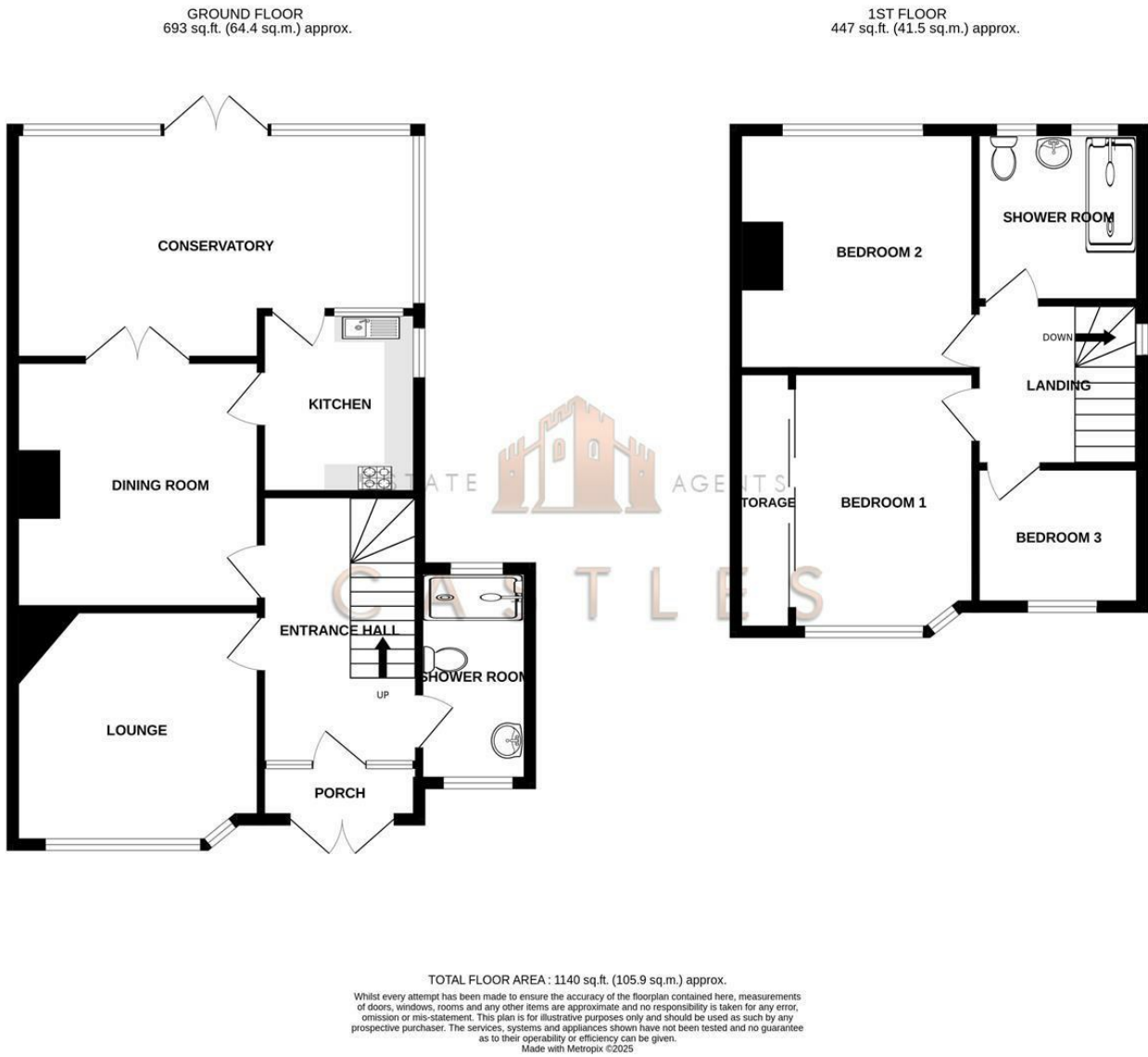
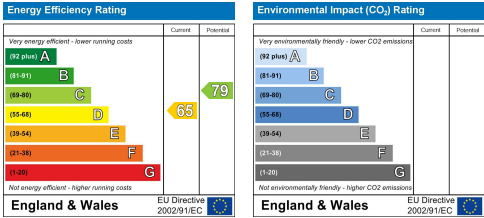


Floor Plan



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.



I Myrtle Avenue  
Fareham, PO16 9JS

We are pleased to welcome to the market this three bedroom semi detached property with off road parking and garage in the popular Portchester location of Myrtle Avenue.

The property is well presented throughout and the ground floor consist of a wide entrance hallway, separate lounge room, modern shower room, dining room, modern kitchen and large conservatory to the rear. The kitchen offers access into the dining room and the conservatory so these rooms all link well. There is scope to knock these through into one big open plan space.

Moving upstairs there are three bedrooms and a shower room.

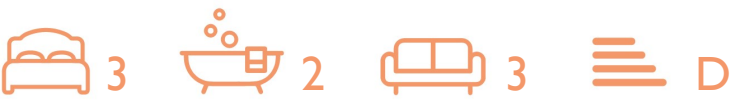
Externally there is off road parking for two cars at the front on the driveway and a garage to the rear. The rear garden is a generous size and is South East facing.

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

Offers over £350,000



I Myrtle Avenue  
Fareham, PO16 9JS



- THREE BEDROOMS
- LARGE CONSERVATORY
- GARAGE AT REAR
- CLOSE TO LOCAL SHOPS
- TWO BATHROOMS
- OFF ROAD PARKING
- GENEROUS GARDEN
- CLOSE TO PORTCHESTER SCHOOLS

**LOUNGE**  
11'9" x 11'1" (3.6 x 3.4)

**DINING ROOM**  
10'5" x 11'9" (3.2 x 3.6)

**KITCHEN**  
7'6" x 8'6" (2.3 x 2.6)

**CONSERVATORY**  
17'4" x 10'9" (5.3 x 3.3)

**SHOWER ROOM**  
5'2" x 10'2" (1.6 x 3.1)

**BEDROOM 1**  
8'6" x 12'5" (2.6 x 3.8)

**BEDROOM 2**  
10'2" x 11'5" (3.1 x 3.5)

**BEDROOM 3**  
7'10" x 6'6" (2.4 x 2.0)

**SHOWER ROOM**  
7'6" x 8'2" (2.3 x 2.5)

**GARAGE**  
**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.

**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.

