



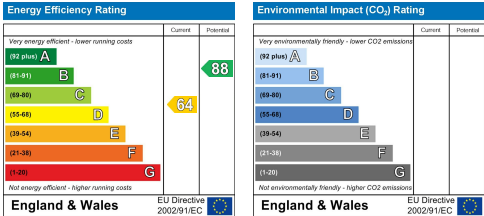
Floor Plan



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.

TOTAL FLOOR AREA : 682 sq.ft. (63.4 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.



11a Westbrook Road Fareham, PO16 9NS

We are pleased to welcome to the rental market this two bedroom semi detached bungalow with off road parking in the popular Portchester location of Westbrook Road.

The property has undergone some modernisation throughout and features a new kitchen, new bathroom and new flooring throughout along with being decorated.

Upon entry through the porch you have a hallway leading through the centre of the home. On the left you have a large double bedroom and the right is a spacious lounge. Accessible via the lounge is the kitchen and from there the rear extension. Via the hallway you also have access to a modern shower room and bedroom two.

Externally there is off road parking to the front of the property and the rear garden is south facing and a generous size.

The property is empty and available now.

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

£1,500 Per month

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



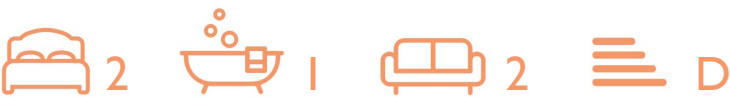
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

11a Westbrook Road
Fareham, PO16 9NS



- TWO BEDROOMS
- BUNGALOW
- SOUTH FACING GARDEN
- NEW BATHROOM
- SEMI DETACHED
- MODERNISED THROUGHOUT
- OFF ROAD PARKING
- NEW KITCHEN

LOUNGE
15'5" x 11'9" (4.7 x 3.6)

KITCHEN
10'2" x 7'10" (3.1 x 2.4)

SHOWER ROOM
4'7" x 6'10" (1.4 x 2.1)

SUN ROOM
12'9" x 6'6" (3.9 x 2.0)

BEDROOM 1
10'9" x 12'5" (3.3 x 3.8)

BEDROOM 2
12'5" x 7'6" (3.8 x 2.3)

Lettings Information

Holding Deposit (a maximum of 1 weeks rent): £346 based on Advertised Rental to reserve property.

Minimum Rental Term of Six Months

Payable Deposit (a maximum of 5 weeks rent): £1730

Council Tax Band: C

EPC Rating:

Right To Rent - Each applicant will be subject to the right to rent checks.

This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

