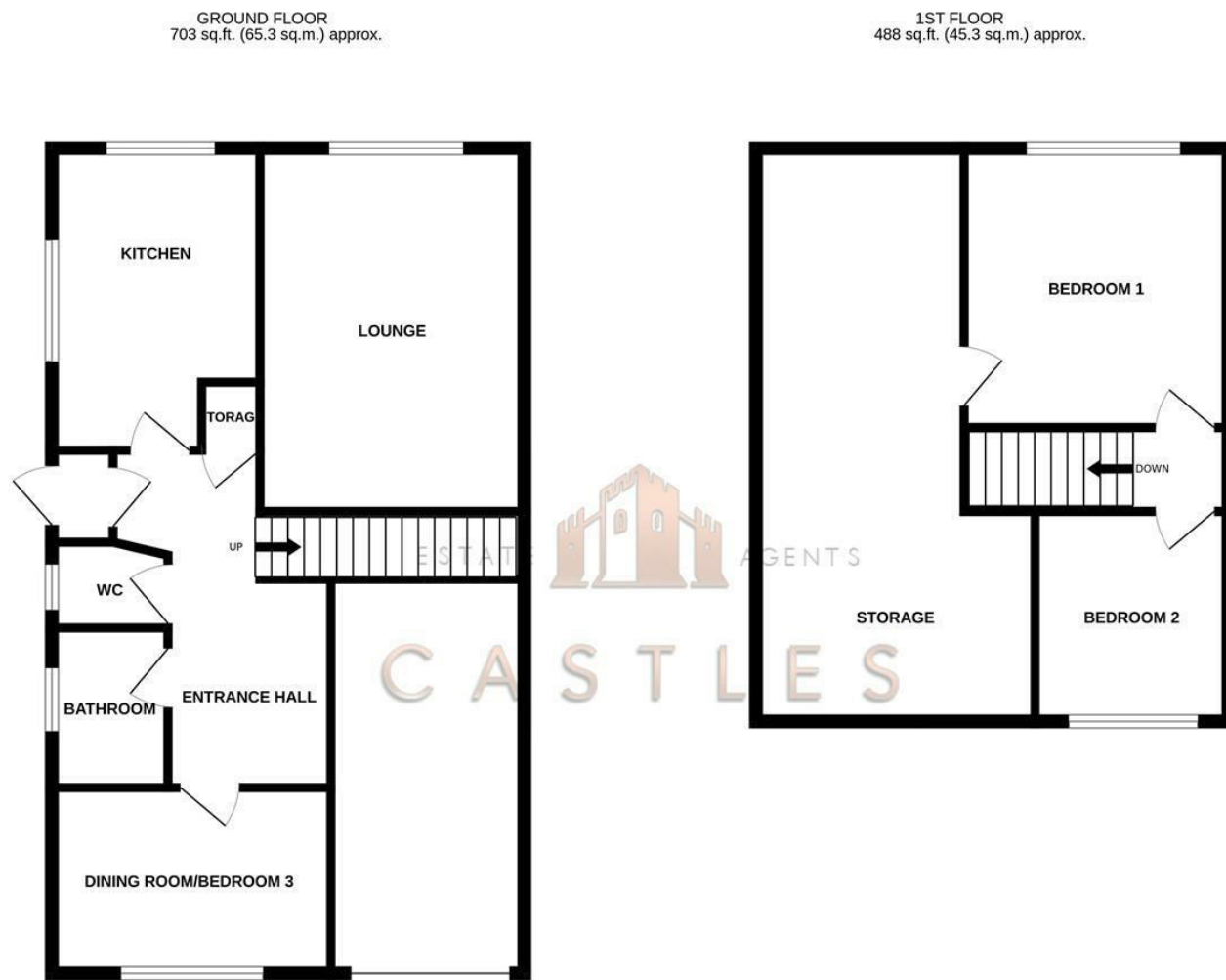


Floor Plan



TOTAL FLOOR AREA : 1191 sq.ft. (110.6 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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21 Quintrel Avenue
Fareham, PO16 9TF

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

The property is well presented throughout and the ground floor consists of a lounge room, dining room which can also be used as a third bedroom if required, bathroom and separate w/c and a kitchen.

Moving up tot he first floor there are two bedrooms and a large amount of eaves storage available. This space could be converted into extra living accommodation quite easily subject to the relevant planning consents.

Externally the rear garden is landscaped and a generous size. It is South facing so plenty of sunshine throughout the day. There is a front garden also with a driveway and integral garage. Side access is also available.

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

Offers over £325,000

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 ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| | | | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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21 Quintrel Avenue
Fareham, PO16 9TF



- SEMI DETACHED
- LANDSCAPED GARDEN
- OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS
- THREE BEDROOMS
- SOUTH FACING GARDEN
- INTEGRAL GARAGE
- POTENTIAL FOR FURTHER LOFT CONVERSION

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

KITCHEN
6'10" x 11'5" (2.1 x 3.5)

W/C
5'6" x 2'7" (1.7 x 0.8)

BATHROOM
5'6" x 4'11" (1.7 x 1.5)

DINING ROOM/BEDROOM 3
11'9" x 7'10" (3.6 x 2.4)

BEDROOM 1
11'1" x 11'9" (3.4 x 3.6)

BEDROOM 2
8'2" x 8'10" (2.5 x 2.7)

STORAGE AREA IN EAVES
11'9" x 22'11" x 8'10" (3.6 x 7.0 x 2.7)

GARAGE
8'2" x 16'8" (2.5 x 5.1)

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 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.

