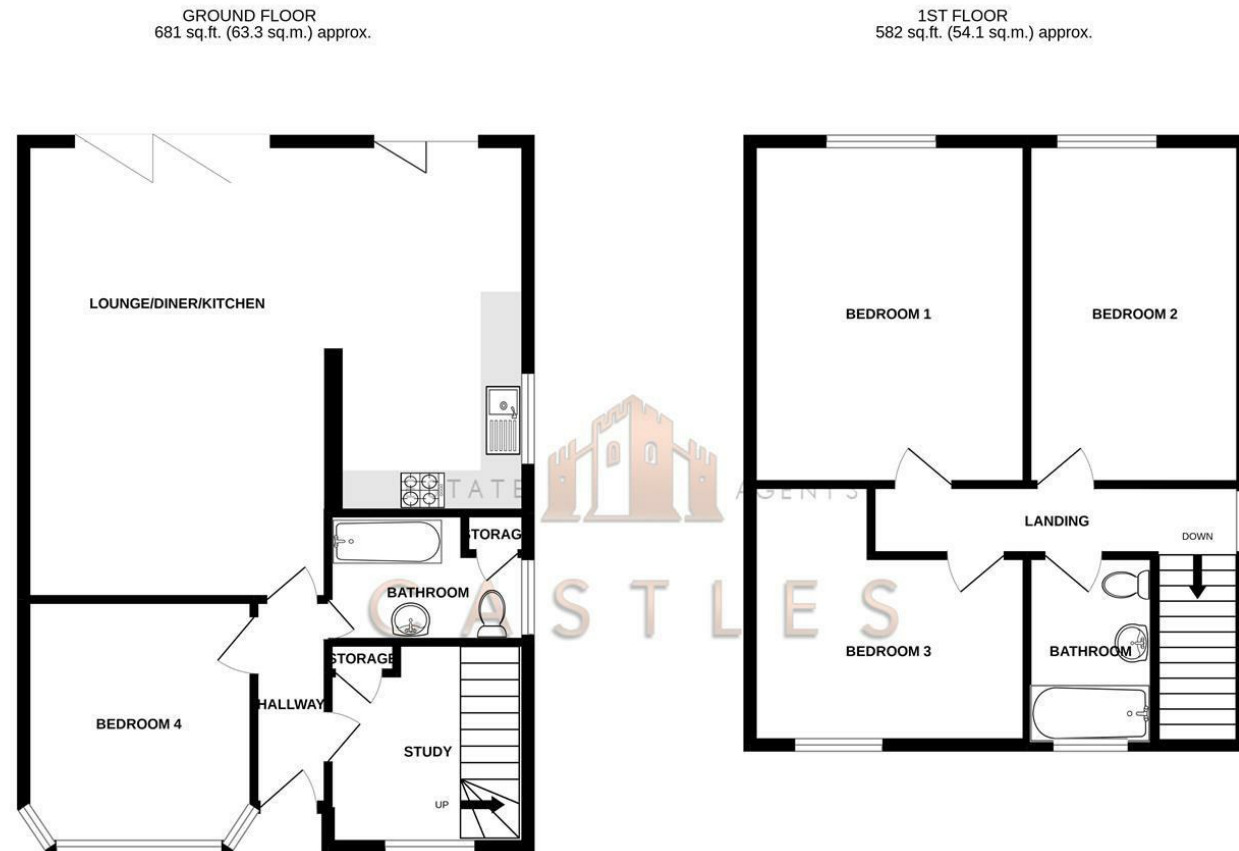


Floor Plan



TOTAL FLOOR AREA: 1263 sq.ft. (117.4 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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33 Marlborough Grove
Fareham, PO16 9RU

We are pleased to welcome to the market this exceptional four bedroom home with off road parking and garage in the popular location of Marlborough Grove, Portchester.

This property has undergone a full refurbishment with the addition of an extension and loft conversion.

The ground floor consists of a large open plan living area to the rear of the property featuring a new kitchen diner which utilises the new space provided by the extension. There are bi-folds across the rear allowing lots of extra natural light into the space. There is also a bedroom to the front of the property and downstairs bathroom.

Moving upstairs there are now three double bedrooms and a family bathroom provided by the new loft conversion.

Externally the property has been recently rendered and cladded featuring all new windows and doors. There is a new driveway recently installed to the front allowing two cars to park off road. The rear garden is partially paved with an area of astro turf and features the garage accessible via the side access.

For more information or to arrange a viewing on this impeccable home please call Castles today.

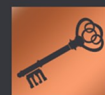
Offers over £450,000

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 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91)	85	Very environmentally friendly - lower CO ₂ emissions (20 plus) A (10-20)	
(69-80) B		(10-20) B	
(55-68) C	67	(10-20) C	
(39-54) D		(10-20) D	
(29-38) E		(10-20) E	
(15-28) F		(10-20) F	
(1-14) G		(10-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



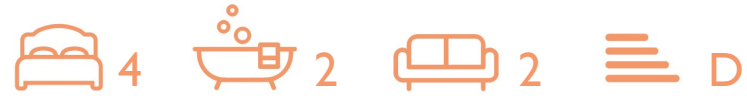
02394318899



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33 Marlborough Grove

Fareham, PO16 9RU



- FOUR BEDROOMS
- LOFT CONVERSION
- BI-FOLDS ACROSS REAR
- ALL NEW WINDOWS & DOORS
- TWO BATHROOMS
- EXTENSION ADDED
- COMPLETELY REFURBISHED
- DRIVEWAY & GARAGE

ENTRANCE HALLWAY

5'2" x 10'5" (1.6 x 3.2)

LOUNGE DINER

21'3" x 13'1" (6.5 x 4.0)

KITCHEN

16'4" x 8'6" (5.0 x 2.6)

DOWNSTAIRS BATHROOM

8'10" x 5'6" (2.7 x 1.7)

GROUND FLOOR BEDROOM

10'9" x 10'2" (3.3 x 3.1)

STUDY

9'2" x 8'10" (2.8 x 2.7)

BEDROOM ONE

15'1" x 12'1" (4.6 x 3.7)

BEDROOM TWO

15'1" x 9'6" (4.6 x 2.9)

BEDROOM THREE

12'1" x 11'5" (3.7 x 3.5)

BATHROOM

8'2" x 5'6" (2.5 x 1.7)

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.

