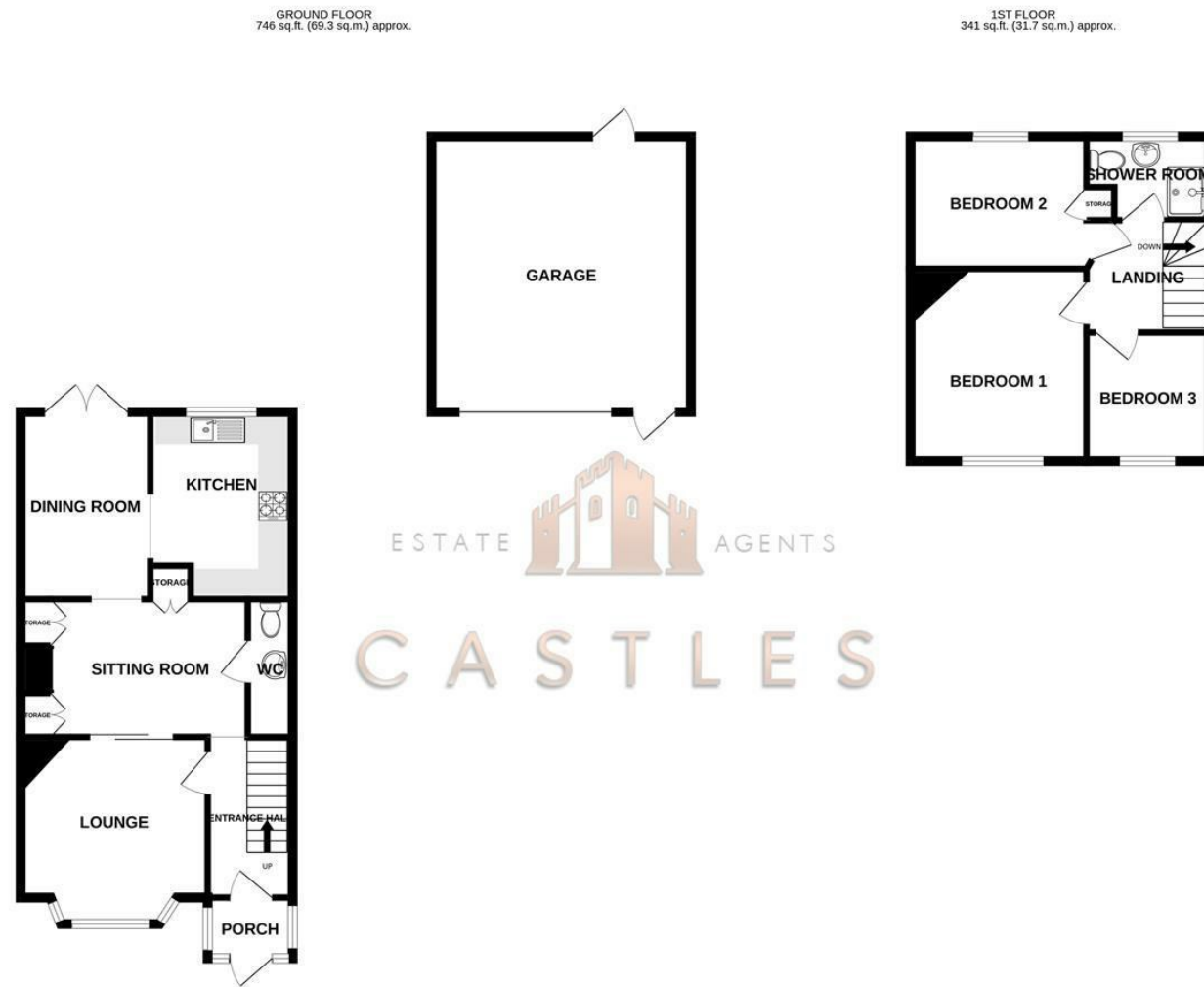


Floor Plan



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 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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## 11 Marina Grove Fareham, PO16 9HE

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking and double garage to the rear in Marina Grove, Portchester.

The property is well presented throughout and the ground floor consists of an entrance porch, lounge room to the front and a sitting room to the centre with an open plan kitchen diner across the rear. There is a downstairs w/c accessible from the sitting room.

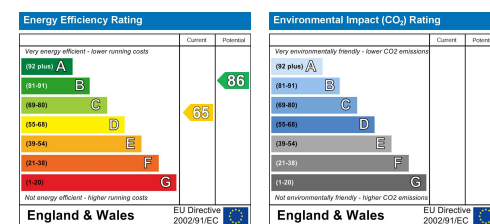
Moving upstairs there are three bedrooms and a shower room.

Externally the property benefits from off road parking to the front and a double garage to the rear. The double garage has a new electric roller door. This space could be utilised as a home office/gym or games room. The rear garden is of a South West aspect so plenty of sunshine.

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

**Asking price £350,000**

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.



DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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PORTCHESTER  
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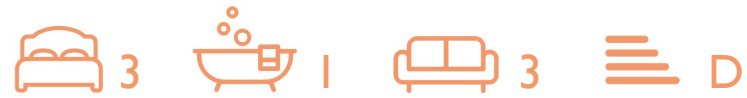
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# 11 Marina Grove

Fareham, PO16 9HE



- THREE BEDROOMS
- DOUBLE GARAGE TO REAR
- CLOSE TO LOCAL SHOPS
- OFF ROAD PARKING
- OPEN PLAN KITCHEN DINER
- SHORT WALK TO WATERFRONT

## LOUNGE

11'1" x 11'1" (3.4 x 3.4)

## SITTING ROOM

12'9" x 8'2" (3.9 x 2.5)

## DINING ROOM

6'6" x 10'9" (2.0 x 3.3)

## KITCHEN

7'10" x 11'1" (2.4 x 3.4)

## W/C

2'7" x 6'10" (0.8 x 2.1)

## SHOWER ROOM

7'2" x 4'11" (2.2 x 1.5)

## BEDROOM 1

9'6" x 11'1" (2.9 x 3.4)

## BEDROOM 2

10'5" x 7'10" (3.2 x 2.4)

## BEDROOM 3

6'6" x 7'6" (2.0 x 2.3)

## GARAGE

15'5" x 16'4" (4.7 x 5.0)

## 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.

