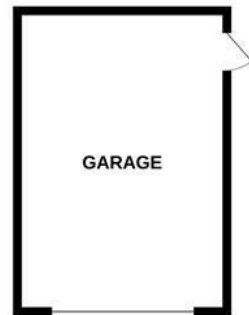


Floor Plan

GROUND FLOOR
1148 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 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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94 Kelvin Grove
Portchester, PO16 8LE

We are pleased to welcome to the market this immaculate two bedroom detached bungalow with off road parking and detached garage in the popular location of Kelvin Grove, Portchester. This has to be in our opinion one of the best bungalows available for sale in the local area.

The accommodation has been totally refurbished and features a lounge room with sliding doors opening up to the rear conservatory which features a fully equipped utility area, new modern fitted kitchen and new shower room featuring built in seat and remote temperature control have been installed during the current owners tenure. There are two double bedrooms, the primary features built in storage and bedroom two is currently being utilised as a dining room.

The loft is accessible via a fully automatic electric loft ladder where the boiler is currently housed. There is insulation and part boarding up there.

Externally the property has off road parking to the front and side via the driveway. The detached garage benefits from an electric door. The sunny rear garden is private and enclosed and is a fair size. It features a large detached workshop at the bottom, greenhouse and raised flower beds to add ease to gardening.

This property could make the ultimate retirement bungalow for any of our older clients looking to move to a one level home with not only the train but also the bus stop two minutes walk away. The Portchester Village shops are only a 5 minute walk away.

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

Offers over £395,000

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	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(10 plus) A
(81-91) B			(10-91) B
(69-80) C			(10-80) C
(55-68) D		67	(10-54) D
(39-54) E			(10-54) E
(21-38) F			(10-38) F
(1-20) 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

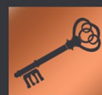


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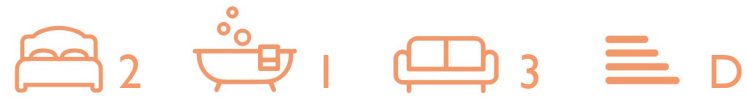
CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



94 Kelvin Grove

Portchester, PO16 8LE



- DETACHED
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO PORTCHESTER SHOPS
- WELL PRESENTED THROUGHOUT
- BUNGALOW
- MODRN SHOWER ROOM
- GARAGE
- CLOSE TO PORTCHESTER TRAIN STATION
- GENEROUS SIZE REAR GARDEN

LOUNGE
13'9" x 13'1" (4.2 x 4.0)

KITCHEN
8'10" x 11'9" (2.7 x 3.6)

SHOWER ROOM
5'10" x 6'10" (1.8 x 2.1)

CONSERVATORY
23'11" x 7'10" (7.3 x 2.4)

BEDROOM ONE
10'2" x 13'5" (3.1 x 4.1)

BEDROOM TWO
8'6" x 12'1" (2.6 x 3.7)

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. 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.

