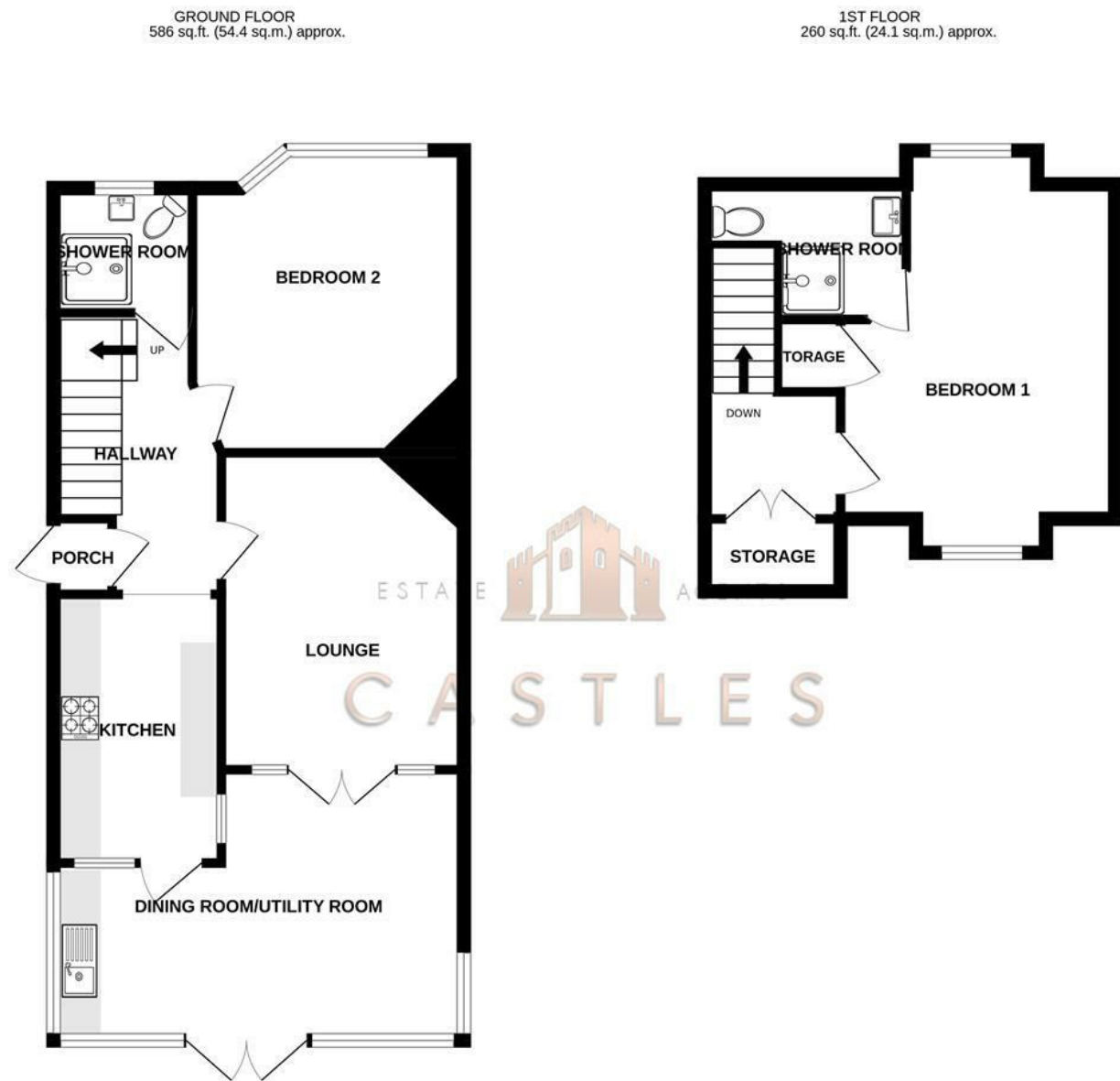


Floor Plan



TOTAL FLOOR AREA: 846 sq.ft. (78.6 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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61 Myrtle Avenue
Fareham, PO16 9JS

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

The property is well presented throughout and the ground floor consists of a lounge, dining room which also feature a utility area, modern fitted kitchen, bedroom two situated to the front of the property and a downstairs shower room.

Moving upstairs there is a double bedroom and en-suite shower room.

Externally there is off road parking to the front for two cars and a garage to the rear. The rear garden is all paved so low maintenance and features a summer house and seating area.

This property is situated a short walk to Portchester village shops and local schools are nearby.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(20-24) A
(81-91) B			(25-29) B
(69-80) C			(30-34) C
(55-68) D			(35-39) D
(39-54) E			(40-44) E
(21-38) F			(45-49) F
(1-20) G			(50-55) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	69	80
England & Wales	EU Directive 2002/91/EC		

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

1 CASTLE STREET
PORTCHESTER
PO16 9QD

02394318899

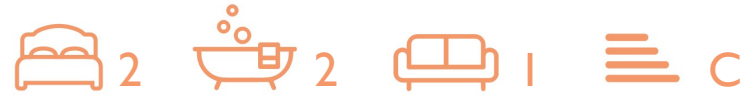
CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Offers over £310,000

61 Myrtle Avenue

Fareham, PO16 9JS



- SEMI DETACHED
- OFF ROAD PARKING & GARAGE
- TWO BATHROOMS
- CLOSE TO PORTCHESTER VILLAGE SHOPS
- CHALET BUNGALOW
- TWO BEDROOMS
- MODERN FITTED KITCHEN & UTILITY
- CLOSE TO PORTCHESTER SCHOOLS

LOUNGE

10'2" x 13'1" (3.1 x 4.0)

UTILITY/DINING ROOM

16'4" x 7'2" x 11'5" (5.0 x 2.2 x 3.5)

KITCHEN

6'10" x 11'9" (2.1 x 3.6)

SHOWER ROOM

5'6" x 5'6" (1.7 x 1.7)

BEDROOM ONE + EN-SUITE

18'4" x 11'9" (5.6 x 3.6)

BEDROOM TWO

10'9" x 11'9" (3.3 x 3.6)

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.

