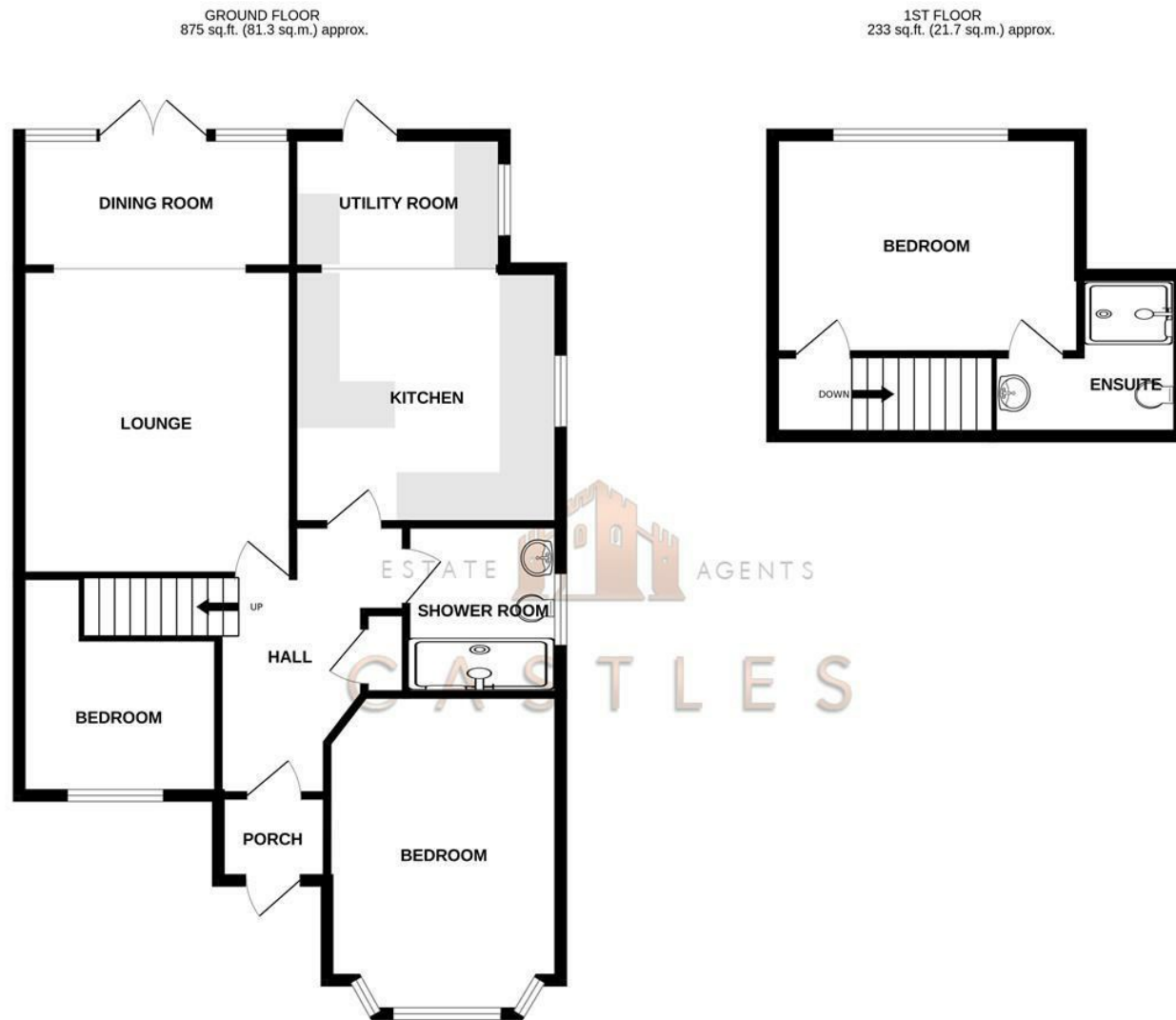


Floor Plan



TOTAL FLOOR AREA: 1108 sq.ft. (103.0 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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7 Kelvin Grove
Fareham, PO16 8LQ

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

This property is being offered with **NO FORWARD CHAIN**.

The home is well presented throughout and the ground floor consists of an entrance porch and hallway, two bedrooms to the front of the property, a shower room, kitchen and utility with an open plan lounge diner with French doors opening onto the garden.

Moving upstairs there is a large bedroom with en-suite shower room.

Externally the rear garden is a generous size and is south facing with a patio area and steps down to the lawns. There is access to the side of the property and into the garage from here. The garden is South facing so lots of sunshine throughout the day. To the front is a driveway in front of the home for private off road parking and a shared driveway to the side which leads down to the garage.

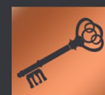
For more information or to arrange a viewing please call Castles today.

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		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(10 plus) A	
(81-91) B		(10-15) B	
(69-80) C		(16-20) C	
(55-68) D		(21-25) D	
(39-54) E		(26-30) E	
(21-38) F		(31-35) F	
(1-20) G		(36-40) 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

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Offers over **£350,000**

7 Kelvin Grove

Fareham, PO16 8LQ



- THREE BEDROOMS
- TWO BATHROOMS
- GARAGE
- REAR EXTENSION
- NO FORWARD CHAIN
- CHALET BUNGALOW
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- LOFT CONVERSION
- CLOSE TO LOCAL SHOPS

PORCH

4'11" x 3'11" (1.5 x 1.2)

HALL

9'10" x 7'6" (3.0 x 2.3)

LOUNGE

14'9" x 11'9" (4.5 x 3.6)

DINER

13'9" x 7'2" (4.2 x 2.2)

KITCHEN

10'5" x 9'6" (3.2 x 2.9)

UTILITY

7'2" x 7'2" (2.2 x 2.2)

SHOWER ROOM

7'10" x 6'6" (2.4 x 2.0)

BEDROOM

13'1" x 10'9" (4.0 x 3.3)

BEDROOM

9'10" x 9'2" (3.0 x 2.8)

UPSTAIRS BEDROOM

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

EN-SUITE SHOWER ROOM

8'2" x 6'10" (2.5 x 2.1)

GARAGE

17'4" x 9'6" (5.3 x 2.9)

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 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.

