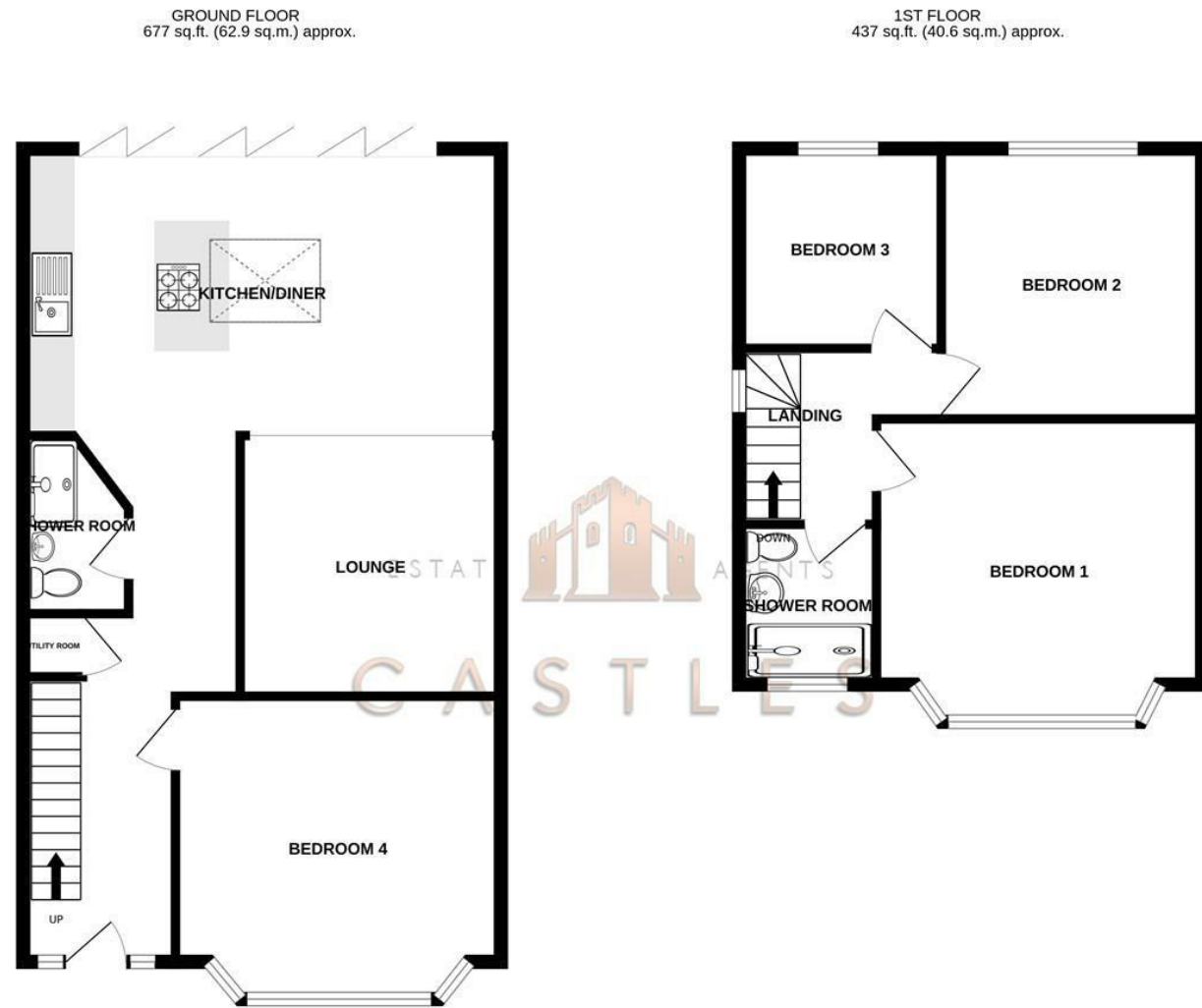


Floor Plan



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 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.
Made with Metropix ©2024



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
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

81 Kelvin Grove
Fareham, PO16 8LF

We are pleased to welcome to the market this three/four bedroom semi detached property with off road parking in the popular location of Kelvin Grove, Portchester.

The property is well presented throughout and features a large rear extension with skylights and bi-folds housing an open plan kitchen - diner - living space all in one. There is also a shower room on this level and a separate reception room which is currently being utilised as a bedroom.

Moving upstairs there are three bedrooms and a shower room.

Externally there is off road parking to the front. The rear garden is south facing and features a paved patio seating area and lawns.

The property is a short walk from Portchester Village shops and Portchester Train Station.

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

Offers over £415,000

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

81 Kelvin Grove

Fareham, PO16 8LF



- THREE / FOUR BEDROOMS
- SKYLIGHT & BI-FOLDS
- OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS
- REAR EXTENSION
- OPEN PLAN LIVING
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL TRANSPORT LINKS

LOUNGE

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

KITCHEN/DINER

14'1" x 11'9" x 10'9" (4.3 x 3.6 x 3.3)

SHOWER ROOM

4'7" x 7'6" (1.4 x 2.3)

BEDROOM 1

13'1" x 13'5" (4.0 x 4.1)

BEDROOM 2

10'9" x 11'1" (3.3 x 3.4)

BEDROOM 3

7'10" x 8'2" (2.4 x 2.5)

BEDROOM 4

13'5" x 12'5" (4.1 x 3.8)

SHOWER ROOM

5'6" x 6'2" (1.7 x 1.9)

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.

