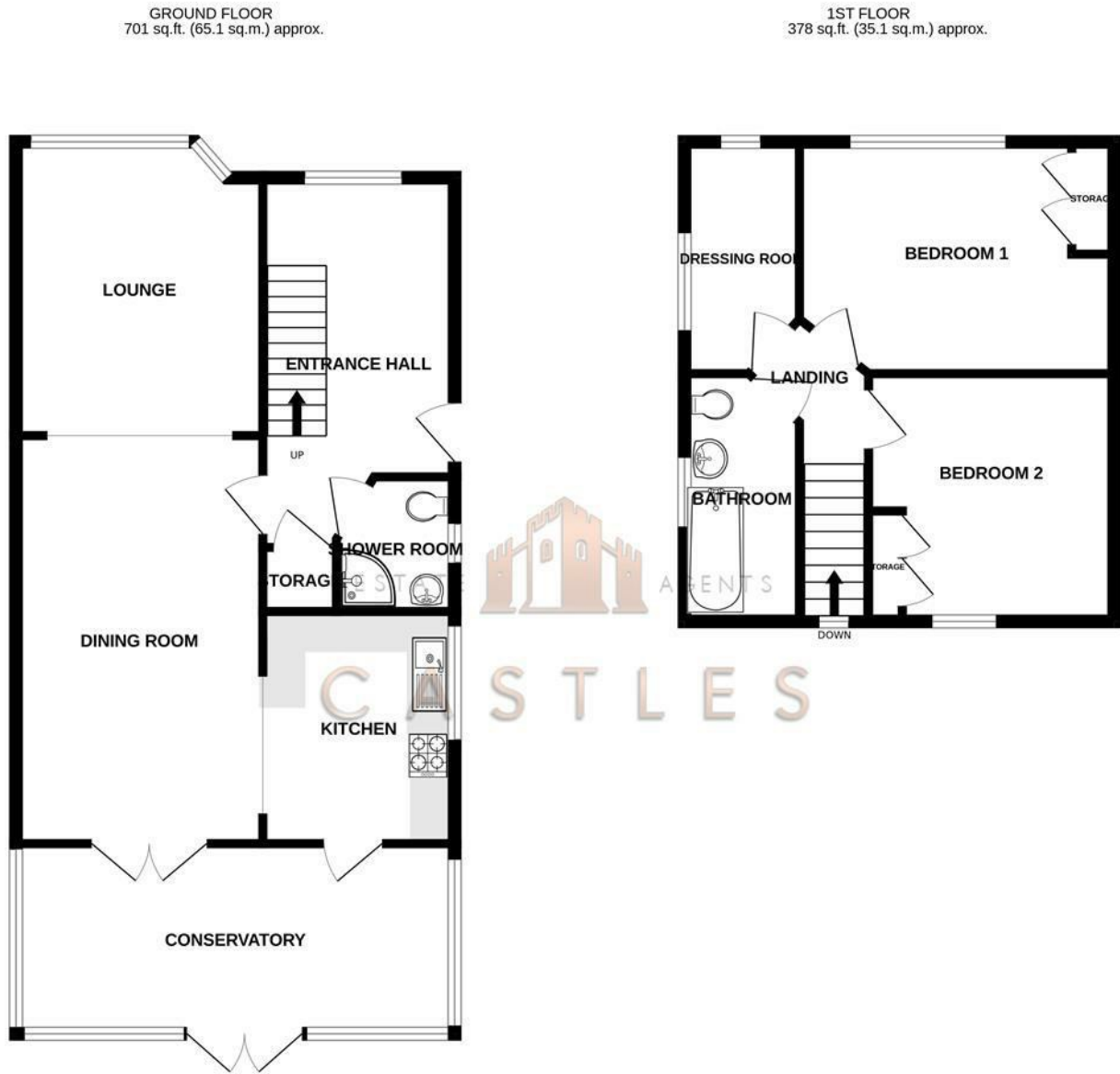


Floor Plan

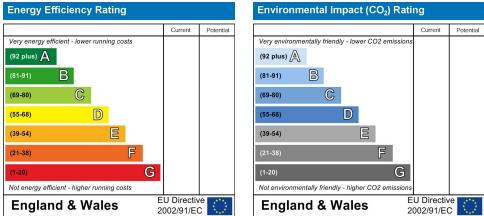


TOTAL FLOOR AREA : 1079 sq.ft. (100.2 sq.m.) approx.

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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## 48 Orchard Grove

### Fareham, PO16 9DX

We are pleased to welcome to the market this three bedroom semi detached bungalow with off-road parking and garage in the popular Portchester location of Orchard Grove. This home is being sold with No Forward Chain.

The property is well presented throughout and the ground floor features an entrance hallway and accessible from here is a shower room. There are two generous reception rooms for lounge and dining which are open plan linking up with the kitchen and conservatory to the rear.

Moving upstairs there are three bedrooms and a family bathroom.

Externally there is off road parking to the front via a driveway and accessible to the side of the home via a shared driveway is a garage. The rear garden is south facing and features paved and lawned areas with shed for storage.

This property falls within the Wicor School catchment area and local shops and the waterfront are only a short walk away.

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

#### DIRECTORS

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Offers over £325,000



48 Orchard Grove  
Fareham, PO16 9DX



- SEMI DETACHED BUNGALOW
- UPSTAIRS FAMILY BATHROOM
- WATERFRONT IS A SHORT WALK AWAY
- OFF ROAD PARKING
- GARAGE
- THREE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- OPEN PLAN LOUNGE & DINING ROOM
- LOCAL SCHOOLS CLOSE BY
- SOUTH FACING GARDEN

**ENTRANCE HALLWAY**  
8'6" x 11'1" (2.6 x 3.4)

**SHOWER ROOM**  
4'11" x 5'6" (1.5 x 1.7)

**LOUNGE**  
10'5" x 12'5" (3.2 x 3.8)

**DINING ROOM**  
10'9" x 17'4" (3.3 x 5.3)

**KITCHEN**  
8'2" x 9'10" (2.5 x 3.0)

**CONSERVATORY**  
16'8" x 7'10" (5.1 x 2.4)

**BATHROOM**  
5'10" x 9'6" (1.8 x 2.9)

**BEDROOM 1**  
13'5" x 9'10" (4.1 x 3.0)

**BEDROOM 2**  
10'5" x 10'5" (3.2 x 3.2)

**DRESSING ROOM**  
4'11" x 9'10" (1.5 x 3.0)

**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 at our cost 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 and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

