

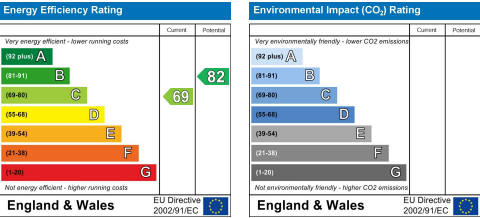


Floor Plan



TOTAL FLOOR AREA: 1222 sq.ft. (113.5 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.



37 Portsvie Avenue  
Fareham, PO16 8LL

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 Portsvie Avenue.

The property does require some modernisation throughout but is well presented. The ground floor consists of an entrance porch and spacious entrance hall. There are two bedrooms to the front of the property, a family bathroom is the centre with an open plan kitchen, lounge and conservatory situated at across the rear of the home.

Moving up to the first floor there is another bedroom with space for study and a w/c. Via the w/c the eaves are accessible and there is a huge amount of space here for storage and potential to convert into further living space.


Externally there is off road parking for two cars to the front. A shared driveway leads down the side to the garage. The rear garden is South facing and is made up of lawns, pathway and raised decked terrace.

Local shops are a short walk away and transport links are close by with Portchester Train Station a 5-10 minute walk.


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

DIRECTORS


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Offers over £335,000



37 Portsvie Avenue  
Fareham, PO16 8LL



- THREE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO TRANSPORT LINKS
- SOLENT VIEWS
- SOUTH FACING GARDEN
- GARAGE
- CLOSE TO LOCAL SHOPS
- CHALET BUNGALOW

**LOUNGE**  
14'9" x 12'9" (4.5 x 3.9)

**KITCHEN**  
9'10" x 10'5" (3.0 x 3.2)

**CONSERVATORY**  
14'1" x 8'6" (4.3 x 2.6)

**SHOWER ROOM**  
5'6" x 8'2" (1.7 x 2.5)

**BEDROOM 1**  
10'9" x 11'9" (3.3 x 3.6)

**BEDROOM 2**  
9'10" x 9'10" (3.0 x 3.0)

**BEDROOM 3**  
14'1" x 5'6" (4.3 x 1.7)

**STUDY**  
6'10" x 5'6" (2.1 x 1.7)

**W/C**  
3'11" x 6'2" (1.2 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 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.

