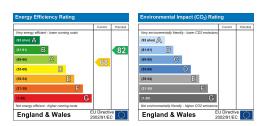
#### Floor Plan



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 sq.m.) approx. While sever waterment has been made to ensure the accuracy of the floorplan contained here, measurement door variant of the several several several several several several several several several mession or mession several settlement. The plan is for information purposes only and should be used as such by an prospective purchase. The services, systems and appliances shown have not been tested and no guara as to the experiation several severa

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.



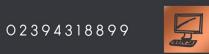
### DIRECTORS

## CHARLES TUSON • GARY AGAR • SEAN WREN



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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



80 Kelvin Grove Fareham, PO16 8LE

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.

The property is well presented throughout and the ground floor consists of an open plan lounge diner which opens into a large conservatory. Lots of natural light flooding through the home. There is a modern fitted kitchen, shower room and w/c also on this level with a room to the front of the property that can be a study or utilised as bedroom three.

Moving upstairs there are two double bedrooms and the primary bedroom benefits from an en-suite bathroom. There is eaves storage accessible from both bedrooms.

Externally there is a driveway to the front and side for two to three vehicles parked off road. The rear garden is a fair size and very well maintained offering lawns, paved walkway down the side and a paved terrace at the rear featuring seating and lazy spa.

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

## Offers over £350,000





## 80 Kelvin Grove

Fareham, PO16 8LE

# 

- THREE BEDROOMS
- CHALET BUNGALOW
- TWO BATHROOMS
- CLOSE TO LOCAL SHOPS

#### LOUNGE DINER 29'10" x 10'9" (9.1 x 3.3)

CONSERVATORY

14'9" × 12'5" (4.5 × 3.8)

KITCHEN 10'9" x 9'10" (3.3 x 3.0)

SHOWER ROOM 6'2" x 4'11" (1.9 x 1.5)

#### BEDROOM THREE 8'10" x 7'10" (2.7 x 2.4)

BEDROOM ONE 15'8" x 8'6" (4.8 x 2.6)

**EN-SUITE BATHROOM** 7'10" x 5'6" (2.4 x 1.7)

BEDROOM TWO 19'8" x 12'5" (6.0 x 3.8)

## OFF ROAD PARKING

- SUNNY GARDEN
- SEMI-DETACHED
- CLOSE TO TRANSPORT LINKS

#### GARAGE

#### 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  $\pounds 25+VAT$  charged to the successful purchasers to complete these legally required checks.

#### **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.









