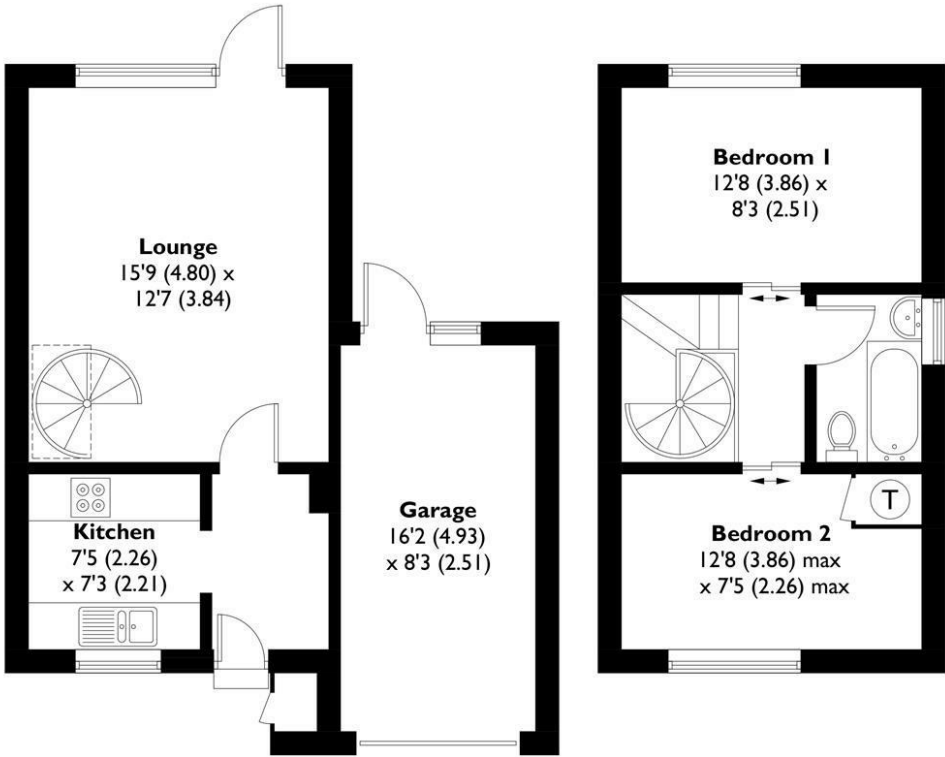


Floor Plan

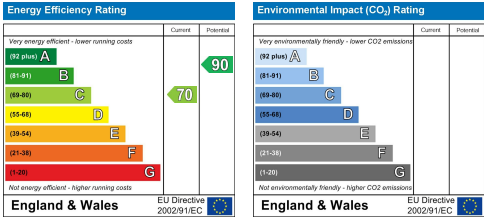


APPROXIMATE GROSS INTERNAL AREA = 599 SQ FT / 55.7 SQ M  
GARAGE / EXTERNAL CUPBOARD = 139 SQ FT / 12.9 SQ M  
TOTAL = 738 SQ FT / 68.6 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1200325)  
Produced for Castles Estate Agents

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.



# 11 Grebe Close

## Fareham, PO16 8QN

We are pleased to welcome to the market this two bedroom end of terrace property with garage located in Grebe Close, Portchester.

The property is well presented throughout and the ground floor consists of a modern fitted kitchen, open plan lounge diner with access into the garden and spiral staircase up to the first floor.

Moving up to the first floor there are two double bedrooms and a modern family bathroom.

Externally the rear garden is south facing and a generous size with paved patio and seating areas. To the front is off road parking and garage.

Situated in a peaceful cul-de-sac location this property would be perfect for first time buyers looking to get their foot onto the ladder.

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

Offers over £300,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK  
GARY@CASTLESESTATES.CO.UK  
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



11 Grebe Close  
Fareham, PO16 8QN



- TWO BEDROOMS
- GARAGE
- QUIET CUL-DE-SAC LOCATION
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- IDEAL FIRST TIME BUYER HOME

**LOUNGE**  
15'8" x 12'5" (4.8 x 3.8)

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

**BEDROOM ONE**  
12'5" x 8'2" (3.8 x 2.5)

**BEDROOM TWO**  
12'5" x 7'2" (3.8 x 2.2)

**BATHROOM**

**GARAGE**  
16'0" x 8'2" (4.9 x 2.5)

**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 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.

**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.

