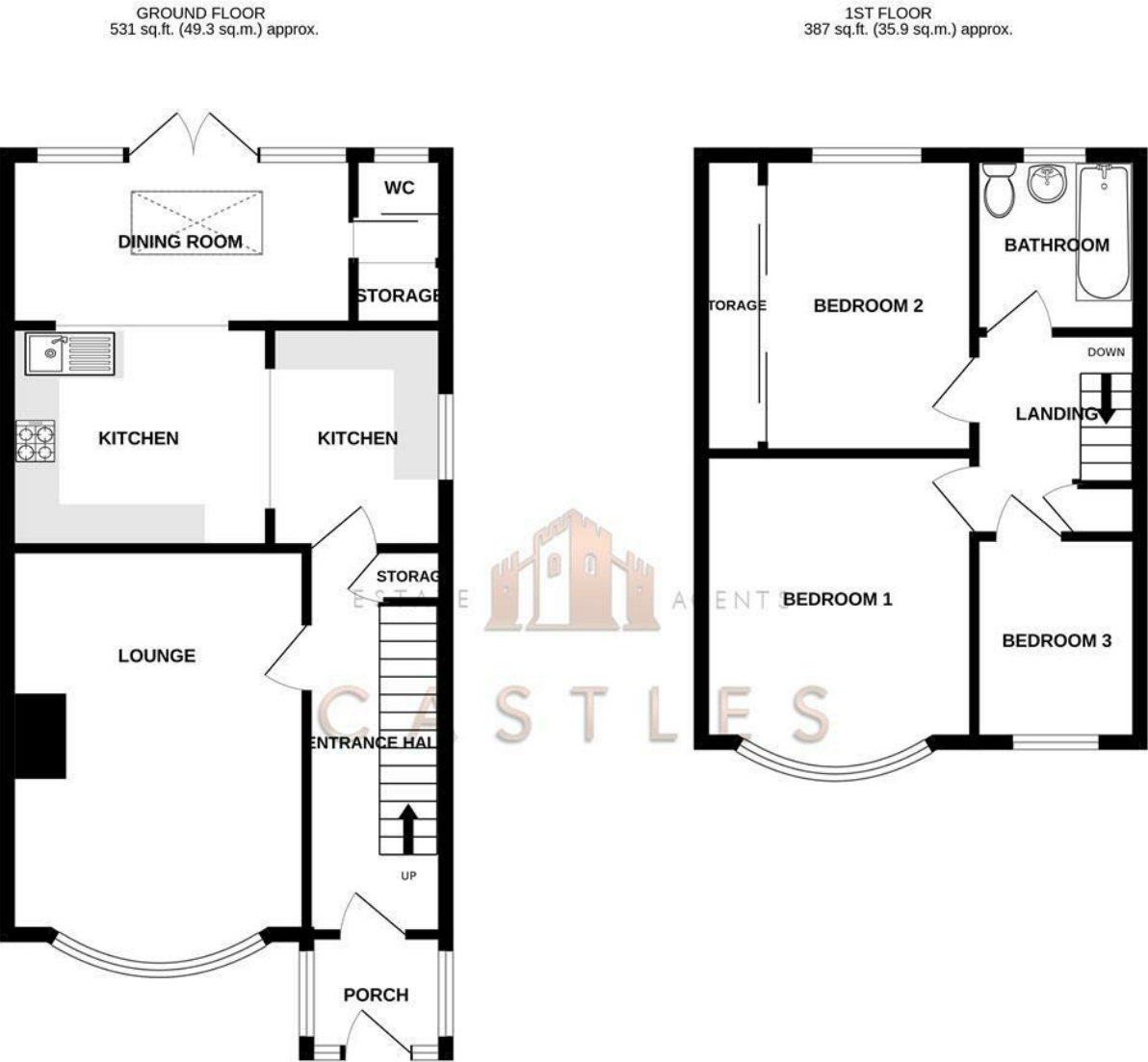




Floor Plan

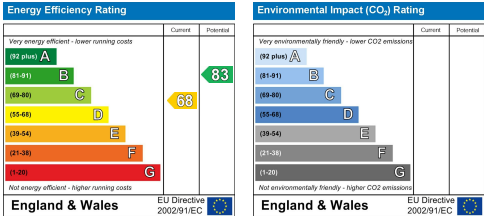


TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

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.



18 Orchard Grove

Fareham, PO16 9DZ

We are pleased to welcome to the market this three bedroom end of terrace property with off road parking and garage to the rear in the popular Portchester location of Orchard Grove.

The property is well presented and the ground floor consists of an entrance porch, hallway, lounge room the front, modern fitted kitchen breakfast room across the centre which is open plan to the rear extension. This space that has been added now houses another reception room with skylight and french doors opening on to the sunny South facing garden. Accessible from this room is a w/c and some storage.

Moving upstairs there are three bedrooms, two of which are generous double bedrooms and one benefits from built in wardrobes. A family bathroom completes the first floor accommodation.


Externally the property had off road parking to the driveway at the front and via the side is access to the garage at the rear. The garden consists of a decked patio area and shingle.

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


Asking price £425,000

DIRECTORS


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18 Orchard Grove
Fareham, PO16 9DZ



- THREE BEDROOMS
- GARAGE TO REAR
- REAR EXTENSION WITH SKYLIGHT
- CLOSE TO LOCAL SHOPS
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- END OF TERRACE
- SHORT WALK TO WATERFRONT

LOUNGE
11'5" x 14'5" (3.5 x 4.4)

KITCHEN
9'10" x 8'6" (3.0 x 2.6)

KITCHEN
6'6" x 8'6" (2.0 x 2.6)

DINING ROOM
14'9" x 9'2" (4.5 x 2.8)

BATHROOM
6'6" x 5'6" (2.0 x 1.7)

BEDROOM 1
10'5" x 10'9" (3.2 x 3.3)

BEDROOM 2
8'2" x 11'5" (2.5 x 3.5)

BEDROOM 3
6'2" x 7'10" (1.9 x 2.4)

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.

