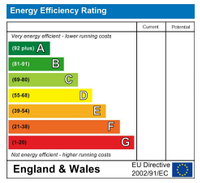
Floor Plan

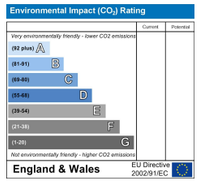


TOTAL FLOOR AREA : 1247 sq.ft. (115.8 sq.m.) approx.

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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Company Number: 12821075

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CASTLES

ESTATE AGENTS









28 Orchard Grove

Fareham, PO16 9DZ

We are pleased to welcome to the market this four bedroom semi detached property with off road parking and garage in the popular Portchester location of Orchard Grove.

The property is well presented throughout and the ground floor consists of a lounge room to the front of the home with an open plan kitchen diner across the rear with access to a downstairs w/c.

Moving up to the first floor there are three bedrooms, two of which are generous doubles and a modern shower room. Up to the second floor thanks to the loft conversion there is now a primary bedroom with en-suite shower room.

Externally there is off road parking to the front of the home via a driveway for two vehicles. Down the side of the property via a shared driveway there is a garage. The rear garden is South facing and features paved areas, shingle and shrubbery with a summer house.

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

Offers over £385,000

28 Orchard Grove

Fareham, PO16 9DZ

4 2 2

- FOUR BEDROOMS
- OPEN PLAN KITCHEN DINER
- GARAGE
- SEMI DETACHED
- TWO BATHROOMS
- SOUTH FACING GARDEN
- OFF ROAD PARKING
- SUMMER HOUSE

LOUNGE
11'9" x 12'9" (3.6 x 3.9)

KITCHEN/DINER
17'0" x 21'3" x 8'10" x 10'2" (5.2 x 6.5 x 2.7 x 3.1)

W/C
3'3" x 8'6" (1.0 x 2.6)

BEDROOM 1
8'6" x 16'0" (2.6 x 4.9)

BEDROOM 2
10'5" x 13'5" (3.2 x 4.1)

BEDROOM 3
8'2" x 12'9" (2.5 x 3.9)

SHOWER ROOM
6'2" x 6'2" (1.9 x 1.9)

BEDROOM 4
6'6" x 7'6" (2.0 x 2.3)

EN-SUITE
6'6" x 4'11" (2.0 x 1.5)

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.

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.

