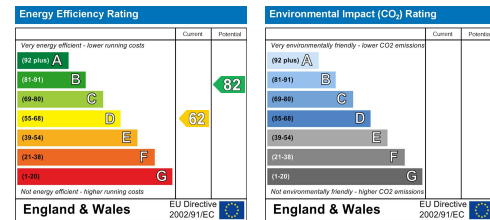


Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 78 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 but does require some modernisation. The ground floor consists of a lounge room, two bedrooms, a kitchen, conservatory and shower room. There is lots of natural light flooding through the home.

Moving upstairs there is a double bedroom and this benefits from a large storage room and eaves storage.

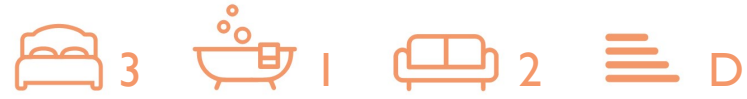
Externally there is a driveway to the side leading up to the garage for a vehicle parked off road. The rear garden is a fair size and well maintained offering lawns, paved areas and a walkway.

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

**Offers over £325,000**

# 78 Kelvin Grove

Fareham, PO16 8LE



- THREE BEDROOMS
- GARAGE
- REQUIRES MODERNISATION
- CLOSE TO PORTCHESTER TRAIN STATION
- TWO RECEPTION ROOMS
- GENEROUS REAR GARDEN
- CLOSE TO LOCAL SHOPS
- SEMI DETACHED BUNGALOW

## LOUNGE

11'5" x 16'0" (3.5 x 4.9)

## SHOWER ROOM

4'11" x 6'3" (1.5 x 1.93)

## KITCHEN

9'2" x 11'1" (2.8 x 3.4)

## CONSERVATORY

18'11" x 6'10" x 12'1" (5.78 x 2.1 x 3.7)

## BEDROOM 1

12'2" x 13'1" (3.72 x 4.0)

## BEDROOM 2

10'0" x 10'5" (3.06 x 3.2)

## BEDROOM 3

8'2" x 8'10" (2.5 x 2.7)

## 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.

