Floor Plan

TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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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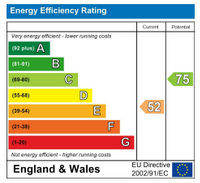
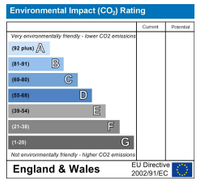
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.





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Company Number: 12821075

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CASTLES
ESTATE AGENTS

15 Leith Avenue

Fareham, PO16 8HR

We are pleased to welcome to the market this three bedroom semi detached bungalow with driveway and garage and large rear garden in the popular Portchester location of Leith Avenue.

The property is well presented throughout but does require some modernisation.

The ground floor consists of entrance hallway with access into a generous shower room, a double bedroom which is currently being utilised as a separate dining room. Moving into the lounge there is access to another room at the front of the property which could be a smaller bedroom or office space. The kitchen is at the rear which opens in to a large rear conservatory. Moving upstairs there is a large bedroom with built in wardrobes.

Externally there is a front garden, driveway down the side for off road parking which leads to a garage and a large rear garden. There is the potential for rear access via Seaview which is behind.

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

Offers over £300,000

15 Leith Avenue

Fareham, PO16 8HR

3 1 2 E

- THREE BEDROOMS
- BUNGALOW
- OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS
- SEMI DETACHED
- LARGE REAR GARDEN
- GARAGE
- SHORT WALK TO TRAIN STATION

LOUNGE
9'10" x 13'9" (3.0 x 4.2)

KITCHEN
15'1" x 8'10" (4.6 x 2.7)

CONSERVATORY
15'5" x 7'10" (4.7 x 2.4)

SHOWER ROOM
8'6" x 5'10" (2.6 x 1.8)

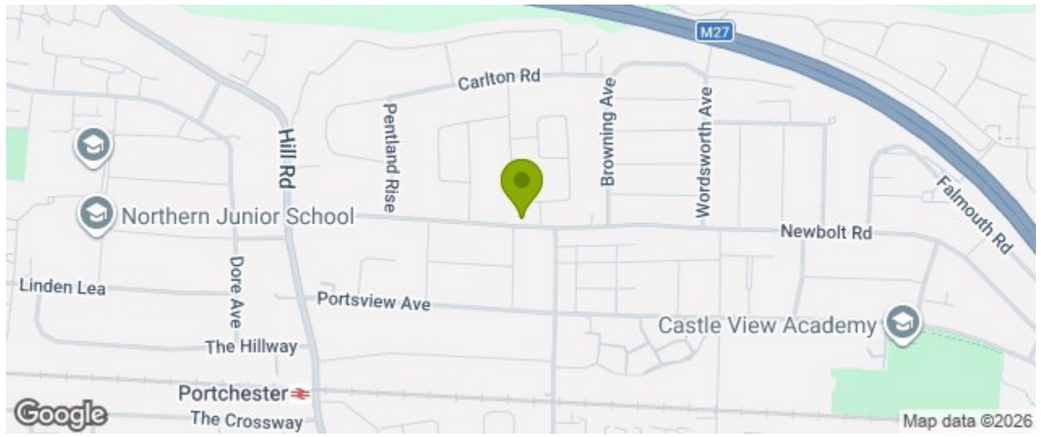
BEDROOM 1
16'4" x 12'5" (5.0 x 3.8)

BEDROOM 2
11'9" x 11'1" (3.6 x 3.4)

BEDROOM 3
9'10" x 8'10" (3.0 x 2.7)

GARAGE

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.