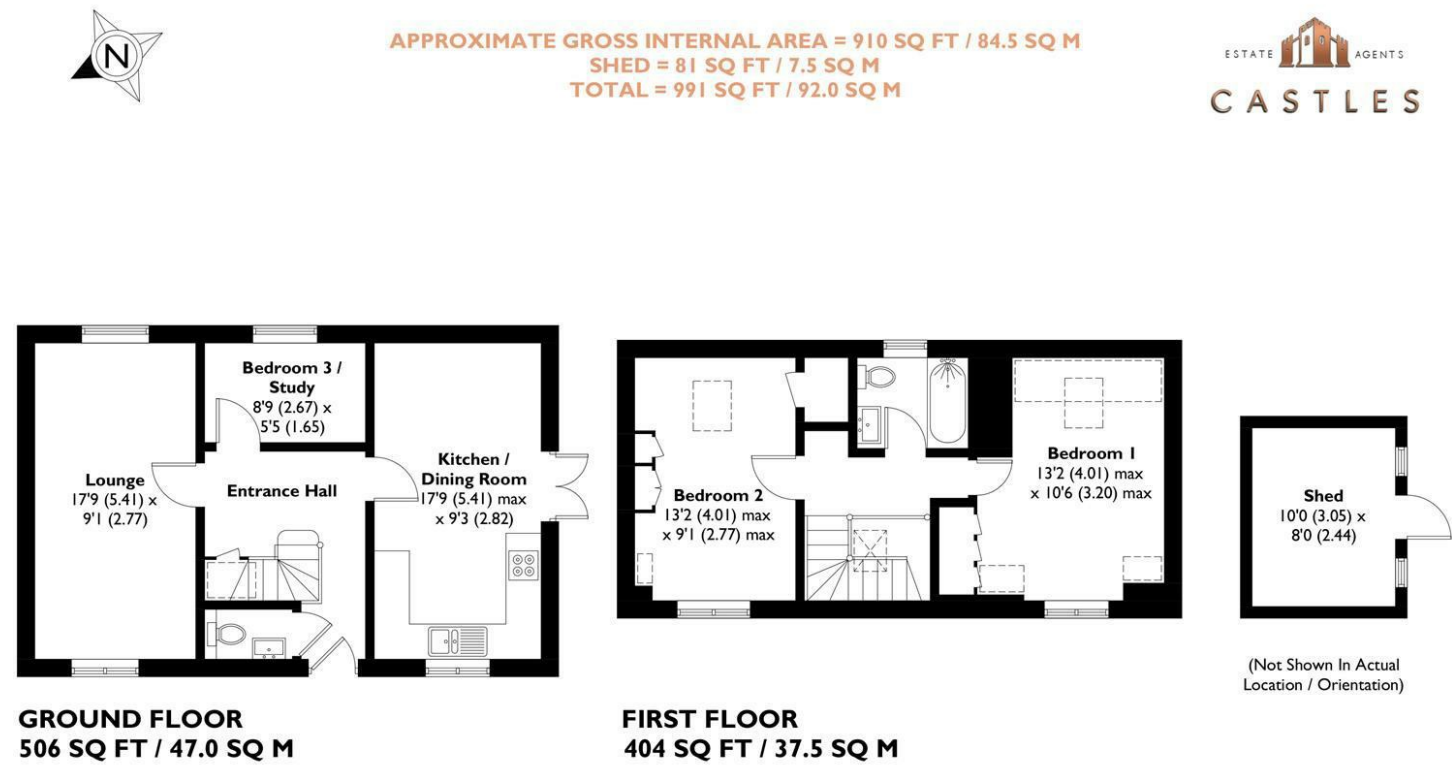


Floor Plan



Ia Kenya Road
Fareham, PO16 9AL

*** DETACHED HOUSE ***

We are pleased to welcome to the market this stunning detached two/three bedroom home with off road parking in the sought after location of Kenya Road, Portchester.

The property was built circa 2008 and is very well presented throughout and consists of a large dual aspect lounge. The kitchen/diner is modern and a fair size and benefits from multiple integrated appliances and is open plan to the dining area. Completing the ground floor is a downstairs cloakroom and a study which can also be utilised as a third bedroom if required.

Moving upstairs there are two double bedrooms and a modern family bathroom.

Externally the property benefits from gates opening to off road parking for two on a resin driveway and a landscaped garden which is South facing so lots of sunshine throughout the day.

Local shops are nearby and the waterfront is a short walk away.

For more information or to arrange a viewing on this property please call Castles today!

Offers over £325,000

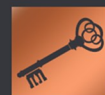
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1216469)
 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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1a Kenya Road

Fareham, PO16 9AL



- THREE BEDROOMS
- DETACHED
- MODERN FITTED BATHROOM
- RESIN DRIVEWAY FOR TWO CARS
- OFF ROAD PARKING
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- LANDSCAPED GARDEN
- DOWNSTAIRS CLOAKROOM

LOUNGE
17'8" x 8'10" (5.4 x 2.7)

KITCHEN DINER
17'8" x 9'2" (5.4 x 2.8)

STUDY/BEDROOM THREE
8'6" x 5'2" (2.6 x 1.6)

BEDROOM ONE
13'1" x 10'5" (4.0 x 3.2)

BEDROOM TWO
13'1" x 8'10" (4.0 x 2.7)

BATHROOM

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.

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.

