

Floor Plan

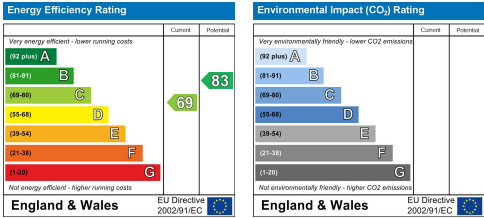


TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

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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47 Orchard Grove

Fareham, PO16 9DY

We are pleased to welcome to the market this three bedroom semi detached property with off road parking 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 utility and downstairs w/c.

Moving up to the first floor there are three bedrooms, two of which are generous doubles and a modern bathroom. There is a loft ladder access to a loft room which could be developed into an official fourth bedroom subject to relevant planning consents.

Externally there is off road parking to the front of the home via a driveway for two vehicles. The rear garden is of a West aspect and features paved areas, lawns, shrubbery with side access and a shed.

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

Asking price £390,000

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- THREE BEDROOMS
- OFF ROAD PARKING
- LOFT ROOM
- GENEROUS REAR GARDEN
- MODERN BATHROOM
- SEMI-DETACHED
- OPEN PLAN KITCHEN DINER
- WELL PRESENTED THROUGHOUT

LOUNGE
12'1" x 13'1" (3.7 x 4.0)

DINING ROOM
10'5" x 10'9" (3.2 x 3.3)

KITCHEN
7'2" x 10'5" (2.2 x 3.2)

UTILITY ROOM
5'2" x 4'3" (1.6 x 1.3)

W/C
2'7" x 4'7" (0.8 x 1.4)

BEDROOM 1
10'2" x 13'1" (3.1 x 4.0)

BEDROOM 2
10'2" x 10'9" (3.1 x 3.3)

BEDROOM 3
7'10" x 7'6" (2.4 x 2.3)

BATHROOM
7'2" x 7'10" (2.2 x 2.4)

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.

