

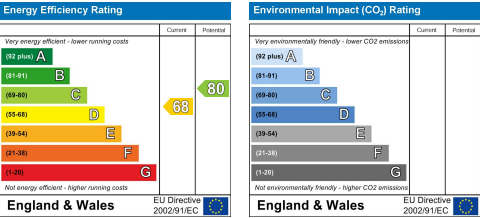


Floor Plan



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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.



11 Dore Avenue  
Fareham, PO16 8BU

We are pleased to welcome to the market this two bedroom semi detached bungalow with driveway for three cars and garage to the rear located in Dore Avenue, Portchester.

The property is well presented throughout and the accommodation consists of two bedrooms to the front of the home, modern family bathroom, lounge room and kitchen to the rear. This bungalow has been extended and now features and dining/sitting room to the rear with bi-fold doors and roof lantern so plenty of natural light.

Externally the rear garden is a generous size and has rear access to the driveway and garage. The driveway is accessible from Linden Lea and can comfortably have 3 cars parked. The rear garden part paved, lawns with raised flower beds and features summer house.

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

Offers over £350,000



02394318899



www.castlestates.co.uk



2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

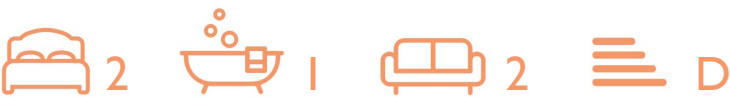
Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459



11 Dore Avenue  
Fareham, PO16 8BU



- TWO BEDROOMS
- DRIVEWAY FOR THREE CARS
- MODERN KITCHEN & BATHROOM
- SEMI DETACHED
- GARAGE
- WEST FACING GARDEN
- SHORT WALK TO LOCAL SHOPS
- BUNGALOW

**LOUNGE**  
10'5" x 17'0" (3.2 x 5.2)

**KITCHEN**  
9'6" x 10'5" (2.9 x 3.2)

**SUNROOM**  
9'2" x 13'5" (2.8 x 4.1)

**BATHROOM**  
5'6" x 14'5" (1.7 x 4.4)

**BEDROOM 1**  
11'5" x 12'5" (3.5 x 3.8)

**BEDROOM 2**  
6'6".22'11" x 6'6".26'2" (2..7 x 2..8)

**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.

