

Floor Plan



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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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34 The Close
Fareham, PO16 8AZ

Castles are pleased to welcome to the market this three bedroom semi detached property in the popular cul-de-sac location of The Close, Portchester.

The property is in need of a little modernisation but is a fair size and could make a wonderful family home.

The ground floor accommodation consists of an entrance hallway, lounge room, dining room, kitchen, utility room including downstairs w/c and conservatory to the rear.

Moving upstairs there are three bedrooms and a family bathroom.

Externally there are front and rear gardens with a shared driveway for access.

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

Offers over £332,500

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	
(92 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(10-10) C	
(55-68) D		(10-10) D	
(39-54) E		(10-10) E	
(21-38) F		(10-10) F	
(1-20) G		(10-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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34 The Close

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- THREE BEDROOMS
- CLOSE TO LOCAL SHOPS
- IN NEED OF MODERNISATION
- TWO RECEPTION ROOMS
- CUL-DE-SAC LOCATION
- CLOSE TO TRANSPORT LINKS
- CONSERVATORY
- SEMI - DETACHED

ENTRANCE HALLWAY

13'1" x 5'6" (4.0 x 1.7)

LOUNGE

15'5" x 12'1" (4.7 x 3.7)

DINING ROOM

12'1" x 10'9" (3.7 x 3.3)

KITCHEN

14'9" x 9'6" (4.5 x 2.9)

UTILITY ROOM

8'2" x 7'2" (2.5 x 2.2)

DOWNSTAIRS W/C

6'10" x 2'7" (2.1 x 0.8)

CONSERVATORY

BEDROOM ONE

12'5" x 11'9" (3.8 x 3.6)

BEDROOM TWO

15'1" x 10'9" (4.6 x 3.3)

BEDROOM THREE

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

BATHROOM

5'10" x 5'2" (1.8 x 1.6)

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. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

