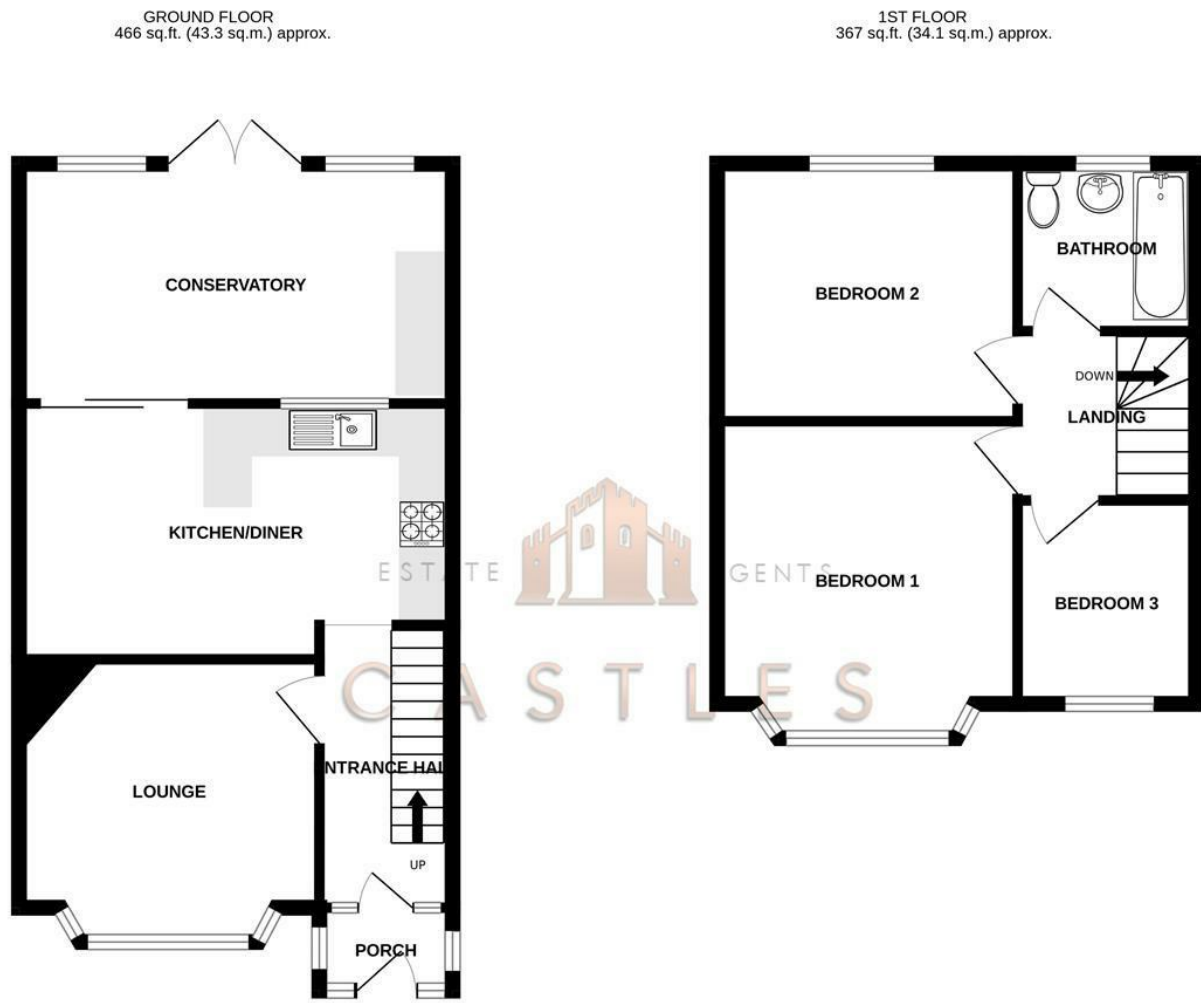


Floor Plan



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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82 Windmill Grove Fareham, PO16 9HH

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking to the front and garage to the rear located in Windmill Grove, Portchester.

The property is well presented throughout and the ground floor consists of an entrance porch, hallway, lounge room to the front, open plan kitchen diner across the centre of the home with a large conservatory to the rear.

Moving upstairs there are three bedrooms and a family bathroom.

Externally to the front of the home there is a driveway for off road parking for two vehicles. The rear garden is a fair size and has a brick built summer house currently being utilised as a gym. There is also a section for storage. The property benefits from rear access also to the garage and garden via a service road from Kent Grove. The fields and waterfront are only a stones throw away.

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

Offers over £325,000

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91)		Very environmentally friendly - lower CO ₂ emissions (20 plus) A (15-21)	
(69-80) B		(10-14) B	
(55-68) C		(7-9) C	
(39-54) D		(4-6) D	
(29-38) E		(1-3) E	
(15-28) F		Not environmentally friendly - higher CO ₂ emissions (0) G	
Not energy efficient - higher running costs (1-14) G			
89	64		

02394318899

www.castlesstates.co.uk

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

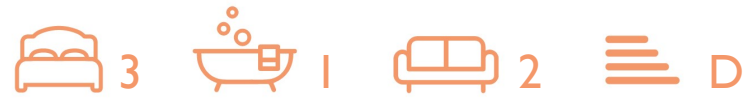
Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

82 Windmill Grove

Fareham, PO16 9HH



- THREE BEDROOMS
- OFF ROAD PARKING
- GARAGE
- MODERN KITCHEN
- CONSERVATORY
- BRICK BUILT SUMMER HOUSE
- SHORT WALK TO WATERFRONT
- IDEAL FIRST TIME BUY

LOUNGE

11'1" x 10'5" (3.4 x 3.2)

KITCHEN/DINER

16'4" x 9'6" (5.0 x 2.9)

CONSERVATORY

16'0" x 8'10" (4.9 x 2.7)

BATHROOM

6'6" x 5'2" (2.0 x 1.6)

BEDROOM 1

9'10" x 10'5" (3.0 x 3.2)

BEDROOM 2

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

BEDROOM 3

6'6" x 7'6" (2.0 x 2.3)

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.

