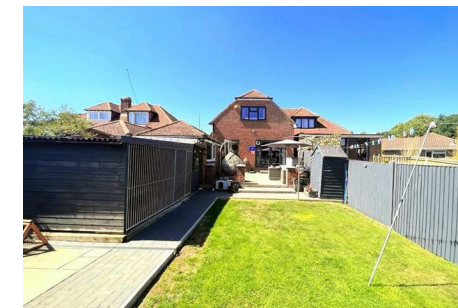


Floor Plan



TOTAL FLOOR AREA: 1295 sq.ft. (120.4 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.
Made with Metropix ©2022



44 Coombe Farm Avenue
Fareham, PO16 0TR

We are pleased to welcome to the market this immaculate four bedroom semi detached home with garage and off road parking in the popular location of Coombe Farm Avenue, Fareham.

This home has been extensively renovated over the current owners occupancy and features a large lounge room with media wall, open plan modern kitchen diner, two bathrooms and four bedrooms in total.

Externally the property has ample off road parking to the front and a driveway and garage down the side.

The garden is south east facing so gets plenty of sunshine throughout the day and features a couple of patio areas with some lawned garden.

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

Offers over £425,000

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		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (10 plus)	
B (81-91)		B (10-10)	
C (69-80)		C (10-10)	
D (55-68)		D (10-10)	
E (39-54)		E (10-10)	
F (21-38)		F (10-10)	
G (1-20)		G (10-10)	
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	

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

44 Coombe Farm Avenue

Fareham, PO16 0TR



- FOUR BEDROOMS
- GARAGE
- EXTENSIVELY RENOVATED
- SPACIOUS GARDEN
- TWO BATHROOMS
- OFF ROAD PARKING
- KITCHEN DINER
- QUIET LOCATION

LOUNGE

24'7" x 9'2" (7.5 x 2.8)

KITCHEN DINER

20'8" x 7'10" (6.3 x 2.4)

SHOWER ROOM

BEDROOM ONE

18'0" x 15'5" (5.5 x 4.7)

BEDROOM TWO

17'4" x 9'6" (5.3 x 2.9)

BEDROOM THREE

10'2" x 9'10" (3.1 x 3.0)

BEDROOM FOUR

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

BATHROOM

9'10" x 8'6" (3.0 x 2.6)

GARAGE

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.

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.

