

Floor Plan



TOTAL FLOOR AREA: 955 sq.ft. (88.8 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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45 Kilmiston Drive

Fareham, PO16 8EG

Castles are pleased to welcome to the market this three bedroom semi detached house with driveway and garage in the popular location of Kilmiston Drive, Portchester.

The ground floor consists of an open plan lounge diner and kitchen. Moving upstairs there are three bedrooms, two of which are doubles with a family bathroom completing the first floor accommodation.

Externally there is a driveway to the front with garage and a south facing garden to the rear with amazing views of the solent.

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

Offers over £300,000

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(85-91) <b>B</b>		(85-91) <b>B</b>	
(69-84) <b>C</b>		(69-84) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>86</b>	<b>69</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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# 45 Kilmiston Drive

Fareham, PO16 8EG



- THREE BEDROOMS
- GARAGE
- SOUTH FACING GARDEN
- IN NEED OF A LITTLE UPDATING
- SEMI DETACHED
- DRIVEWAY
- GREAT VIEWS OF SOLENT
- OPEN PLAN LOUNGE DINER

### LOUNGE

13'9" x 12'5" (4.2 x 3.8)

### DINING ROOM

11'1" x 8'2" (3.4 x 2.5)

### KITCHEN

10'2" x 7'2" (3.1 x 2.2)

### BEDROOM ONE

13'5" x 8'10" (4.1 x 2.7)

### BEDROOM TWO

9'2" x 9'2" (2.8 x 2.8)

### BATHROOM

6'2" x 5'10" (1.9 x 1.8)

### BEDROOM THREE

9'10" x 6'10" (3.0 x 2.1)

### 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.

