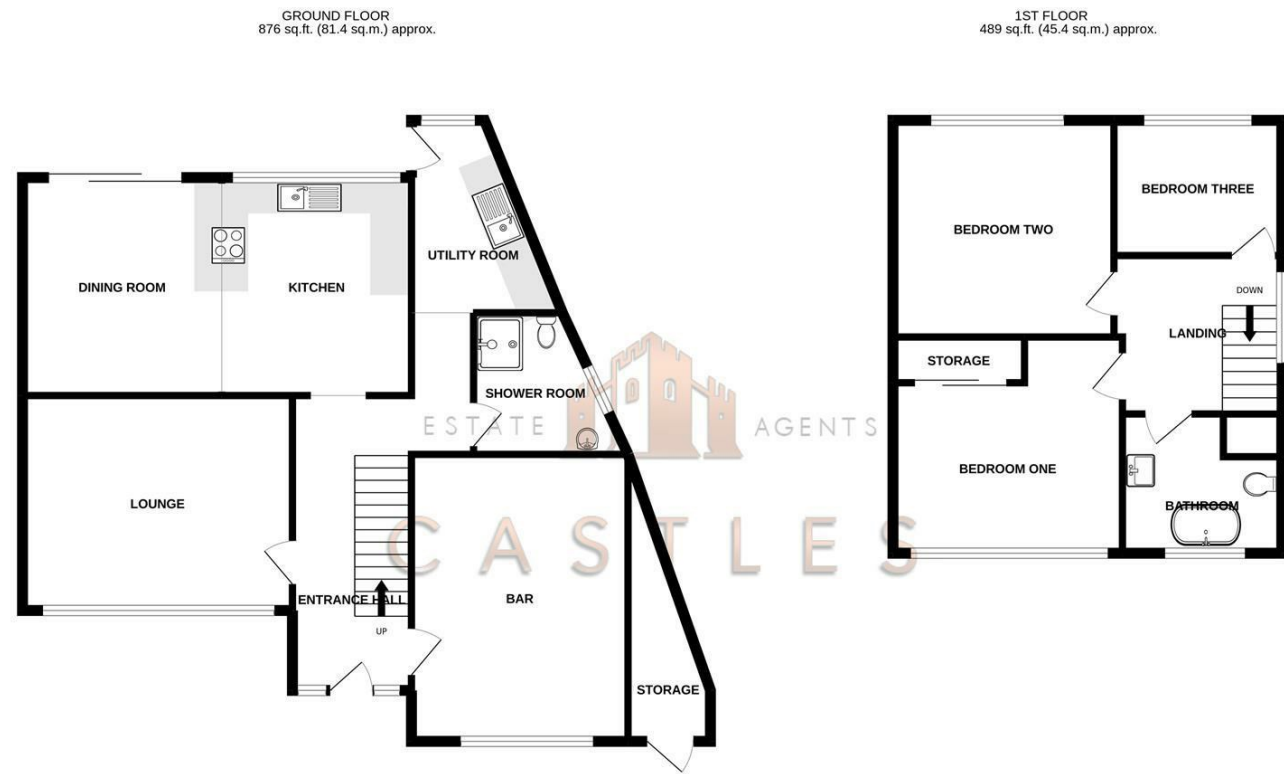


Floor Plan



TOTAL FLOOR AREA: 1365 sq.ft. (126.8 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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19 Maylings Farm Road
Fareham, PO16 7QU

We are pleased to welcome to the market this exceptional three bedroom detached property with off road parking in the popular Uplands school catchment location of Maylings Farm Road, Fareham.

This property has undergone a complete refurbishment and has been finished to a wonderful standard. The ground floor consists of a lounge room, open plan kitchen diner, bar/games room in what once was a double garage, shower room and utility room. Moving upstairs there is three bedrooms, two of which are fair sized doubles and one single. A family bathroom completes the first floor accommodation.

Externally there is ample off road parking to the front and access into a storage room. The rear garden is south west facing.

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

Offers over £450,000

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 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 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	83	Very environmentally friendly - lower CO ₂ emissions (10-15) A (16-20) B (21-25) C (26-30) D (31-35) E (36-40) F (41-45) G	41
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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PORTCHESTER
PO16 9QD

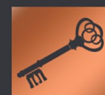


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19 Maylings Farm Road

Fareham, PO16 7QU



- UPLANDS SCHOOL CATCHMENT
- AMPLE OFF ROAD PARKING
- DOWNSTAIRS SHOWER ROOM
- OPEN PLAN KITCHEN DINER
- DETACHED
- UPSTAIRS BATHROOM
- BAR/GAMES ROOM
- STORAGE ROOM ATTACHED

LOUNGE

15'1" x 11'5" (4.6 x 3.5)

KITCHEN DINER

21'3" x 8'6" (6.5 x 2.6)

BAR/GAMES ROOM

15'5" x 10'9" (4.7 x 3.3)

DOWNSTAIRS SHOWER ROOM

UTILITY ROOM

BEDROOM ONE

13'5" x 11'5" (4.1 x 3.5)

BEDROOM TWO

11'9" x 11'1" (3.6 x 3.4)

BEDROOM THREE

8'10" x 6'10" (2.7 x 2.1)

BATHROOM

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

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.

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. 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.

