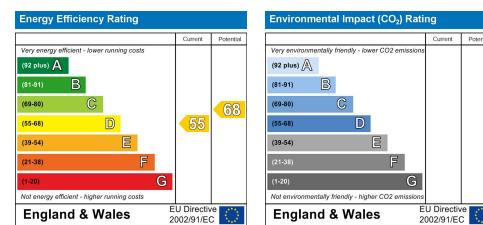


Floor Plan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1053697)
Produced for Castles Estate Agents

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.



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37 Southampton Road

Fareham, PO16 7DZ

We are pleased to welcome to the market this exceptional four bedroom Victorian semi detached family home in the popular location of Southampton Road, Fareham.

The property has undergone a fair bit of renovation during the current owners tenure including a double storey rear extension maximising the accommodation over three floors.

The ground floor of this home features two reception rooms to the front with period feature fire places and shutters to the large windows. These two rooms can be open plan to one another or closed off and separate if required. Via the hallway through the home there is also access to a downstairs w/c and now into the rear open plan kitchen diner. The kitchen features underfloor heating and French doors opening out onto the garden space.

Moving up to the first floor there are three bedrooms and two bathrooms. The primary bedroom is spacious and features vaulted ceilings. The family bathroom is new and was fitted only 3 months ago. Up to the top floor of the home there is the fourth bedroom which is currently being utilised as office space.

Externally the rear garden at this property is 100FT in length and is made up of a raised paved area for seating and lawns. To the bottom of the garden you have potential for a large summer house and to the front of the property you have the option of adding off road parking (subject to local planning consent).

For more information or to book a viewing on this exceptional Fareham property please call Castles today.

Offers over £600,000

37 Southampton Road

Fareham, PO16 7DZ



- FOUR BEDROOMS
- VICTORIAN CHARACTER PROPERTY
- 100FT REAR GARDEN
- CLOSE TO FAREHAM SHOPS

SITTING ROOM

14'1" x 13'9" (4.3 x 4.2)

FAMILY ROOM

12'1" x 11'9" (3.7 x 3.6)

KITCHEN DINER

16'8" x 16'0" (5.1 x 4.9)

BEDROOM ONE

16'0" x 15'8" (4.9 x 4.8)

SHOWER ROOM

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

BEDROOM FOUR

13'1" x 8'10" (4.0 x 2.7)

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 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.

