

Floor Plan



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (20-24) A	
(85-91) B		(25-27) B	
(80-84) C		(28-30) C	
(75-79) D		(31-33) D	
(70-74) E		(34-37) E	
(65-69) F		(38-42) F	
(60-64) G		(43-47) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
84	66		

England & Wales EU Directive 2002/91/EC

6 Avon Walk
Fareham, PO16 8QH

We are pleased to welcome to the market this three bedroom semi detached property with off road parking and garage in the popular location of Avon Walk, Portchester.

The property consists of an entrance porch, modern fitted kitchen from the front of the home, large lounge in the centre with a conservatory across the rear which is currently being utilised as a dining room. There is also a downstairs w/c accessible from the entrance hallway.

Moving upstairs there are three bedrooms, two of which are fair sized doubles, with one smaller one. Completing the first floor accommodation is a family bathroom.

Externally there is front and rear gardens. The rear garden is south west facing and has access to the parking and garage.

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

Offers over £350,000

DIRECTORS

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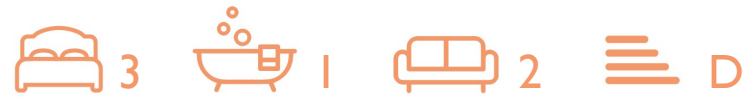
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6 Avon Walk

Fareham, PO16 8QH



- THREE BEDROOMS
- OFF ROAD PARKING
- CONSERVATORY
- POPULAR LOCATION
- SEMI DETACHED
- GARAGE
- LARGE LOUNGE ROOM
- SOUTH WEST FACING GARDEN

LOUNGE

16'8" x 15'1" x 11'5" (5.1 x 4.6 x 3.5)

KITCHEN

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

CONSERVATORY

9'6" x 14'1" (2.9 x 4.3)

W/C

5'2" x 2'3" (1.6 x 0.7)

BEDROOM ONE

14'1" x 8'10" (4.3 x 2.7)

BEDROOM TWO

11'5" x 8'6" (3.5 x 2.6)

BEDROOM THREE

10'5" x 5'6" (3.2 x 1.7)

BATHROOM

5'6" x 6'2" (1.7 x 1.9)

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. 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.

COUNCIL TAX BAND - C

