



Floor Plan



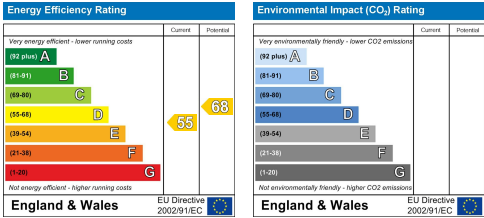
APPROXIMATE GROSS INTERNAL AREA = 1912 SQ FT / 177.6 SQ M



GROUND FLOOR 859 SQ FT / 79.8 SQ M  
FIRST FLOOR 858 SQ FT / 79.7 SQ M  
SECOND FLOOR 195 SQ FT / 18.1 SQ M

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.



37 Southampton Road  
Fareham, PO16 7DZ

We are pleased to welcome to the rental 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. This 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 off road parking.

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

£2,250 Per month



02394318899



www.castlesstates.co.uk

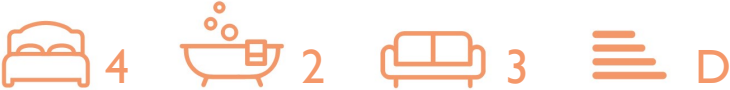


2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson & Gary Agar  
Company Number: 12821075  
VAT Number: 356389459



37 Southampton Road  
Fareham, PO16 7DZ



- FOUR BEDROOMS
- VICTORIAN CHARACTER PROPERTY
- 100FT REAR GARDEN
- CLOSE TO FAREHAM SHOPS
- TWO BATHROOMS
- DOUBLE STOREY REAR EXTENSION
- OFF ROAD PARKING
- EXCEPTIONAL FAMILY HOME

**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)

**Lettings Information**  
Holding Deposit (a maximum of 1 weeks rent): £519 based on Advertised Rental to reserve property.

Payable Deposit (a maximum of 5 weeks rent): £2596

Council Tax Band: E

EPC Rating: D

Right To Rent - Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

