



Floor Plan



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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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152 White Hart Lane
Fareham, PO16 9AZ

We are pleased to welcome to the market this large two bedroom semi detached property with off road parking in the popular Portchester location of White Hart Lane.

The property is well presented throughout and features an open plan kitchen/diner and lounge all in one across the rear of the property. Accessible from the kitchen is a pantry and under stair storage. A w/c and utility room completes the ground floor accommodation.

Moving upstairs there is a spacious landing with access into two double bedrooms and a large wet room shower room.

Externally there is off road parking for multiple vehicles to the front and the rear garden is south facing and measures approximately 100 FT in length. At the bottom is a brick built shed fo storage.

Other benefits include new central heating system installed two years ago along with new double glazing that comes with a 15 years warranty.

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

Offers over £315,000

DIRECTORS

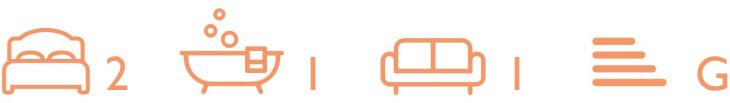
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- LARGE TWO BEDROOM HOME
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- LARGE SHOWER ROOM
- CLOSE TO PORTCHESTER SCHOOLS
- 100 FT GARDEN
- OPEN PLAN LIVING
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL SHOPS
- IDEAL FIRST TIME BUYER HOME

LOUNGE/KITCHEN/DINER
19'4" x 14'9" (5.9 x 4.5)

W/C & UTILITY
5'2" x 5'10" (1.6 x 1.8)

BEDROOM 1
13'9" x 12'1" (4.2 x 3.7)

BEDROOM 2
12'5" x 8'10" (3.8 x 2.7)

SHOWER ROOM
6'10" x 8'10" (2.1 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.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost 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 and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

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.

