

Floor Plan



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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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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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(21-24) <b>A</b>
(81-91) <b>B</b>			(25-27) <b>B</b>
(69-80) <b>C</b>			(28-30) <b>C</b>
(55-68) <b>D</b>			(31-34) <b>D</b>
(39-54) <b>E</b>			(35-38) <b>E</b>
(21-38) <b>F</b>			(39-42) <b>F</b>
(1-20) <b>G</b>			(43-45) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

## 7 The Leaway Fareham, PO16 8PH

We are pleased to welcome to the market this two bedroom semi detached bungalow with off road parking in the popular Portchester location of The Leaway.

The property has been renovated by the current owner and the accommodation is comprised of two double bedrooms, a new shower room, open plan lounge diner with the French doors opening into the garden and a new kitchen due to be installed at the rear overlooking the garden.

Externally there is off road parking to the front for 2-3 cars and there is side access down the left hand side of the property into the rear garden. The rear garden is South East facing and is a generous size featured paved areas, raised flower beds, turf and a brick built shed at the bottom for storage.

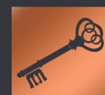
The bungalow is close to Portchester Train Station and is a short walk to the Village shops.

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

**Offers over £300,000**

DIRECTORS

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# 7 The Leaway

Fareham, PO16 8PH



- TWO BEDROOMS
- BUNGALOW
- RENOVATED PROPERTY
- NEW FLOORING
- SEMI DETACHED
- OFF ROAD PARKING
- NEW BATHROOM
- CLOSE TO PORTCHESTER SHOPS

## LOUNGE

9'10" x 16'4" (3.0 x 5.0)

## DINING ROOM

7'2" x 9'10" (2.2 x 3.0)

## KITCHEN

11'5" x 12'5" (3.5 x 3.8)

## SHOWER ROOM

6'2" x 4'11" (1.9 x 1.5)

## BEDROOM 1

9'2" x 13'1" (2.8 x 4.0)

## BEDROOM 2

9'2" x 10'5" (2.8 x 3.2)

## 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.

