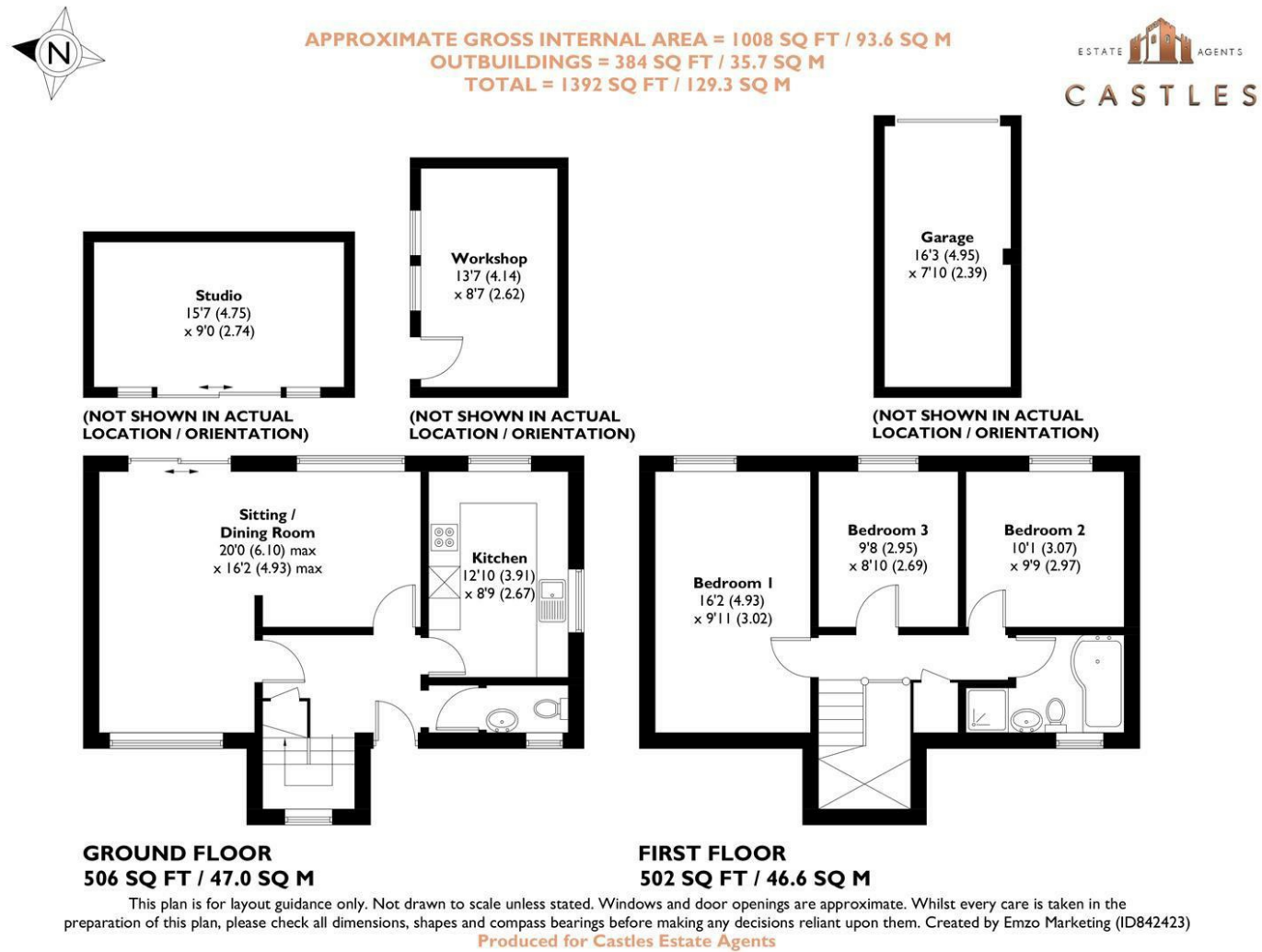


Floor Plan



**55 The Keep**  
Fareham, PO16 9PW

Castles are pleased to welcome to the market this well presented three bedroom detached family home with garage in the popular cul-de-sac location of The Keep, Portchester.

This home is immaculate throughout and consists of an open plan lounge diner flooded with natural light with access into the garden. A modern kitchen and downstairs w/c completes the ground floor accommodation.

Moving upstairs there are three double bedrooms and a modern family four piece bathroom.

Externally the property has a south east facing garden which is decked and features a large studio/summer house and workshop.

The property is situated a short walk for Portchester village so close to local shops and railway links and is also walking distance of Portchester Castle.

For more information or to arrange a viewing on this immaculate property please call Castles today.

**Offers over £390,000**

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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91)		Very environmentally friendly - lower CO <sub>2</sub> emissions (20 plus) <b>A</b> (10-21)	
(69-80) <b>B</b>		(10-21) <b>B</b>	
(55-68) <b>C</b>		(10-21) <b>C</b>	
(39-54) <b>D</b>		(10-21) <b>D</b>	
(21-38) <b>E</b>		(10-21) <b>E</b>	
(13-20) <b>F</b>		(10-21) <b>F</b>	
(1-12) <b>G</b>		(10-21) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>70</b>	<b>84</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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# 55 The Keep

Fareham, PO16 9PW



- THE KEEP
- DETACHED
- LARGE STUDIO/SUMMER HOUSE
- SOUTH EAST FACING GARDEN
- CUL-DE-SAC LOCATION
- THREE BEDROOMS
- IMMACULATE THROUGHOUT
- GARAGE
- CLOSE TO PORTCHESTER VILLAGE SHOPS
- SHORT WALK TO PORTCHESTER CASTLE

## LOUNGE DINER

20'0" x 16'0" (6.1 x 4.9)

## KITCHEN

12'9" x 8'6" (3.9 x 2.6)

## BEDROOM ONE

12'9" x 8'6" (3.9 x 2.6)

## BEDROOM TWO

9'6" x 8'6" (2.9 x 2.6)

## BEDROOM THREE

9'10" x 9'6" (3.0 x 2.9)

## BATHROOM

## GARAGE

16'2" x 7'10" (4.95 x 2.39)

## STUDIO/SUMMER HOUSE

15'7" x 8'11" (4.75 x 2.74)

### 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.

### 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. 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.

