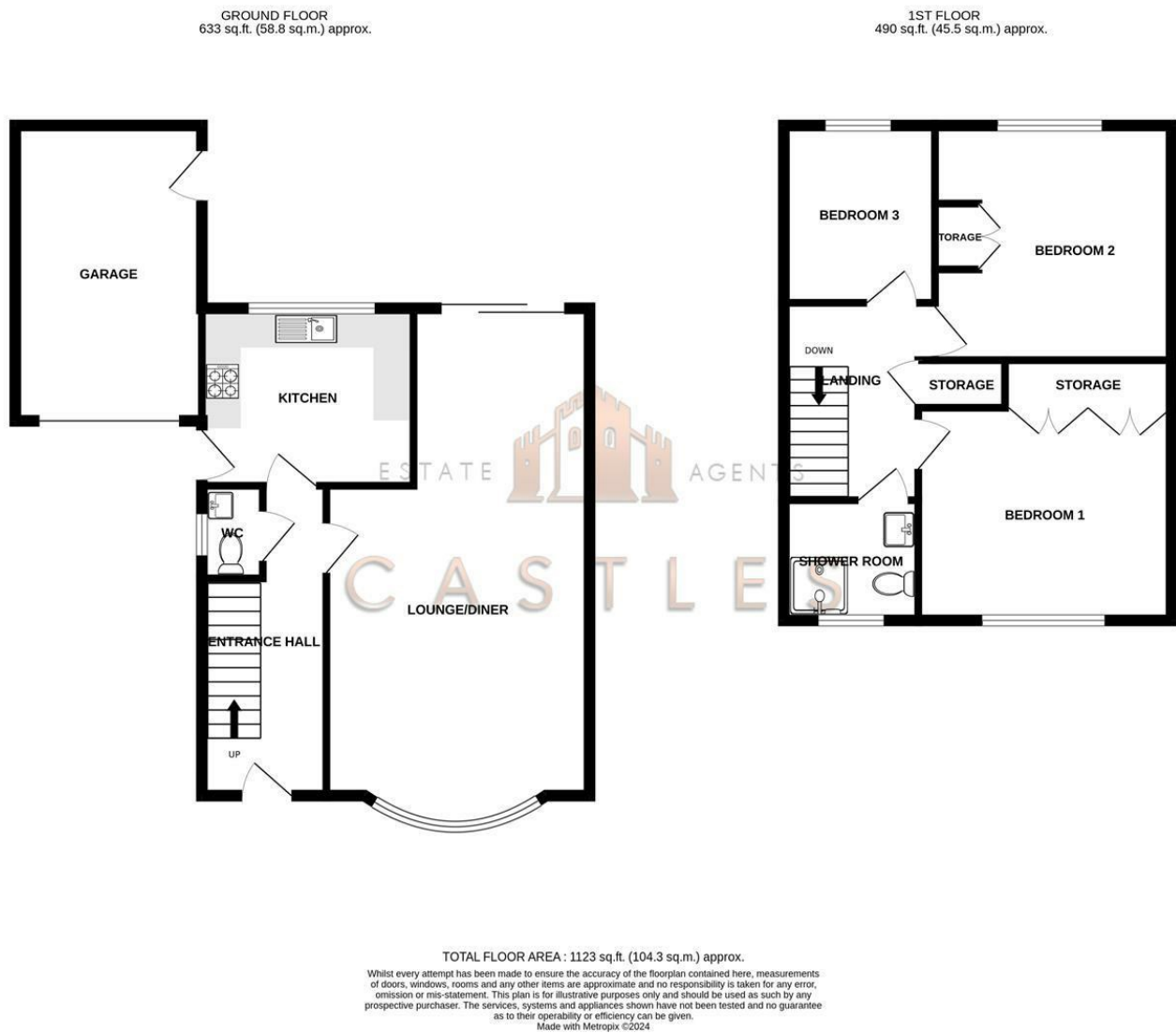


Floor Plan



12 Silver Birch Avenue
Fareham, PO14 1SZ

We are pleased to welcome to the market this three bedroom detached home with garage and off road parking in the popular location of Silver Birch Avenue, Fareham.

The property has undergone a full refurbishment.

The ground floor consists of a large open plan lounge diner, modern fitted kitchen, entrance hall and access to a downstairs w/c.

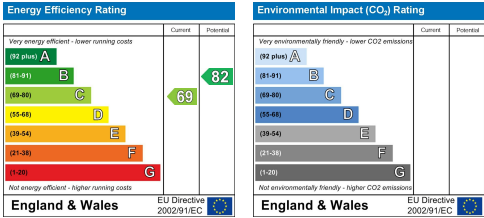
Moving upstairs there are three bedrooms and a modern family shower room.

Externally there are front and rear gardens. The rear gardens are mainly lawn with a paved patio area and entrance to the garage. To the front you have a driveway for off road parking.

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

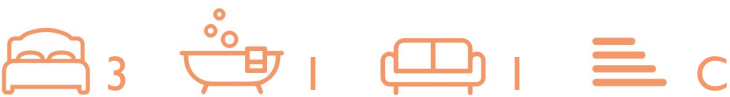
Asking price £375,000

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



12 Silver Birch Avenue

Fareham, PO14 1SZ



- DEATCHED
- GARAGE
- THREE BEDROOMS
- NEW BATHROOM
- CLOSE TO LOCAL SHOPS
- OFF ROAD PARKING
- RECENTLY RENOVATED
- NEW KITCHEN
- PEACEFUL LOCATION
- GOOD TRANSPORT LINKS

ENTRANCE HALL
14'9" x 5'10" (4.5 x 1.8)

LOUNGE DINER
24'7" x 13'1" (7.5 x 4.0)

KITCHEN
9'10" x 8'10" (3.0 x 2.7)

DOWNSTAIRS W/C
4'3" x 3'11" (1.3 x 1.2)

BEDROOM ONE
12'9" x 10'5" (3.9 x 3.2)

BEDROOM TWO
11'9" x 11'9" (3.6 x 3.6)

BEDROOM THREE
8'10" x 7'6" (2.7 x 2.3)

BATHROOM
5'10" x 5'10" (1.8 x 1.8)

GARAGE
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 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.

