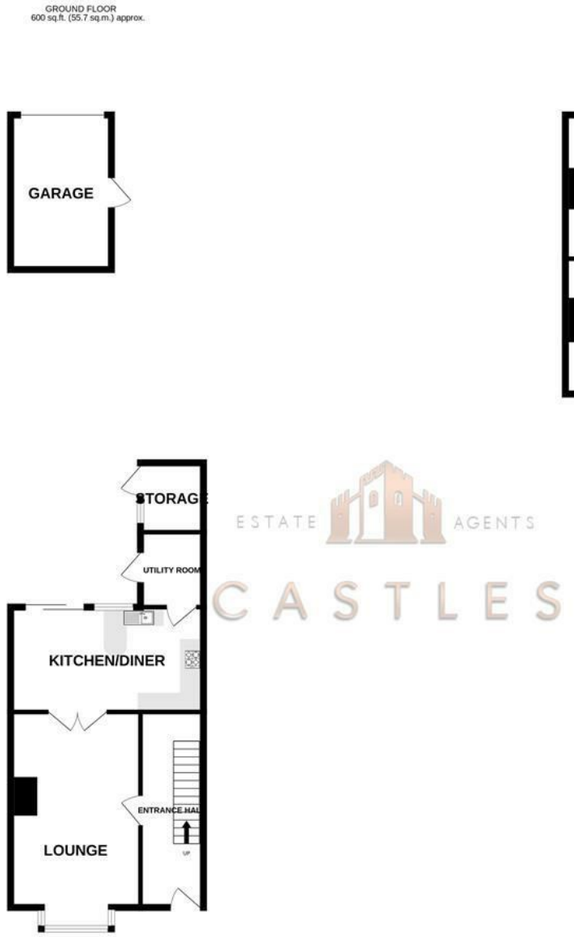
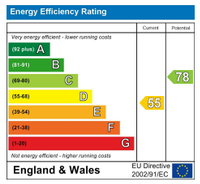
## Floor Plan

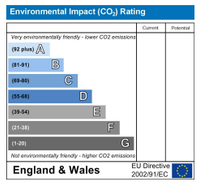



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

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.
Made with Metropix ©2026

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.




02394318899

www.castlesestates.co.uk

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

Directors: Charles Tuson & Gary Agar

Company Number: 12821075

VAT Number: 356389459

CASTLES

ESTATE AGENTS









# 31 Central Road

## Fareham, PO16 9AH

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking and garage to the rear in the popular Portchester location of Central Road.

The property is very well presented throughout and the ground floor consists of a large living room to the front, a modern fitted kitchen open plan to the diner across the rear with access to utility room and out into the garden.

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

Externally the property features off road parking for two cars to the front. The rear garden is a generous size is South facing featuring paved walkways, lawns, raised flower beds areas and decking. There is also rear access via a service road behind that leads to the garage.

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

**Offers over £340,000**

# 31 Central Road

Fareham, PO16 9AH

3 | 1 | 1 | D

- THREE BEDROOMS
- GARAGE TO THE REAR
- MODERN KITCHEN
- WELL PRESENTED THROUGHOUT
- DRIVEWAY FOR TWO CARS
- SOUTH FACING GARDEN
- MODERN BATHROOM
- IDEAL FIRST TIME BUYER HOME

**LOUNGE**
10'9" x 18'4" (3.3 x 5.6)

**KITCHEN/DINER**
15'8" x 8'10" (4.8 x 2.7)

**UTILITY ROOM**

**BATHROOM**
5'6" x 5'10" (1.7 x 1.8)

**BEDROOM 1**
10'9" x 12'1" (3.3 x 3.7)

**BEDROOM 2**
9'2" x 11'5" (2.8 x 3.5)

**BEDROOM 3**
6'10" x 8'2" (2.1 x 2.5)

**GARAGE**

### 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.

