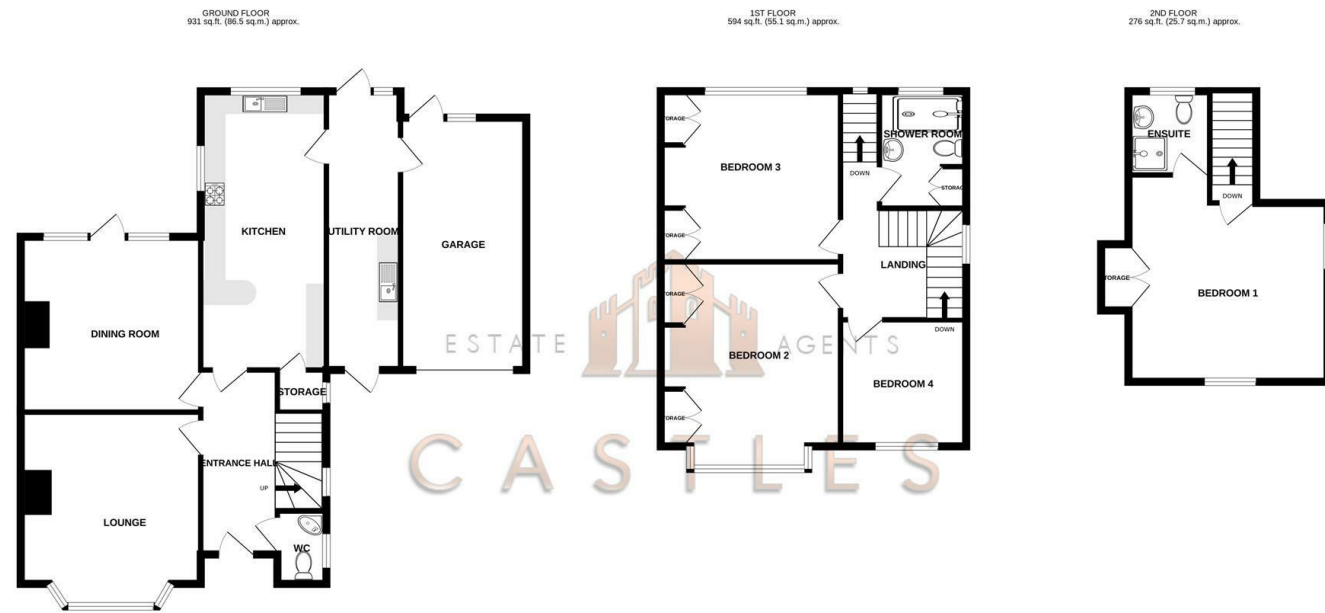


Floor Plan



TOTAL FLOOR AREA : 1801 sq.ft. (167.3 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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15 Down End Road  
Fareham, PO16 8RG

We are pleased to welcome to the market this rare opportunity to purchase a large four bedroom family home in the sought after location of Down End Road, Fareham.

The property is well presented throughout and the accommodation is spread over three levels.

The ground floor consists of a spacious entrance hall with access into a lounge room, dining room, generous kitchen/breakfast room which leads into a utility and then the garage. There is also a downstairs w/c accessible from the entrance hall.

Moving up to the first floor there are three double bedrooms and family bathroom. Up once again to the second floor you will find another double bedroom with added bonus of an en-suite shower room.

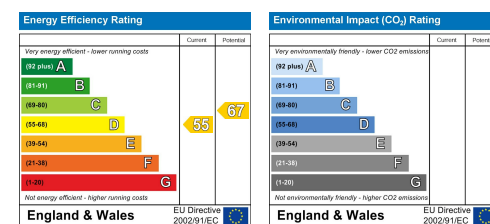
Externally there is off road parking to the front of the home for up to six vehicles. The rear garden is a generous size and is West facing.

The property does require a little modernisation in areas but it is extremely well presented and liveable in its current condition.

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

Offers over £600,000

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.



DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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PORTCHESTER  
PO16 9QD



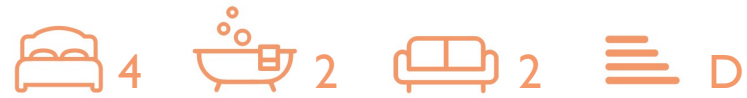
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# 15 Down End Road

Fareham, PO16 8RG



- SOUGHT AFTER DOWN END LOCATION
- SEMI DETACHED
- GARAGE
- CAMS SCHOOL CATCHMENT
- FOUR BEDROOMS
- OFF ROAD PARKING
- WEST FACING GARDEN
- LARGE FAMILY HOME

### LOUNGE

13'1" x 14'1" (4.0 x 4.3)

### DINING ROOM

13'1" x 12'9" (4.0 x 3.9)

### KITCHEN

9'2" x 20'4" (2.8 x 6.2)

### UTILITY ROOM

5'2" x 20'0" (1.6 x 6.1)

### GARAGE

9'2" x 18'4" (2.8 x 5.6)

### BEDROOM 1

14'5" x 15'1" (4.4 x 4.6)

### ENSUITE

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

### BEDROOM 2

13'1" x 15'1" (4.0 x 4.6)

### BEDROOM 3

13'1" x 12'5" (4.0 x 3.8)

### BEDROOM 4

9'2" x 9'2" (2.8 x 2.8)

### BATHROOM

6'10" x 8'6" (2.1 x 2.6)

### 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.

