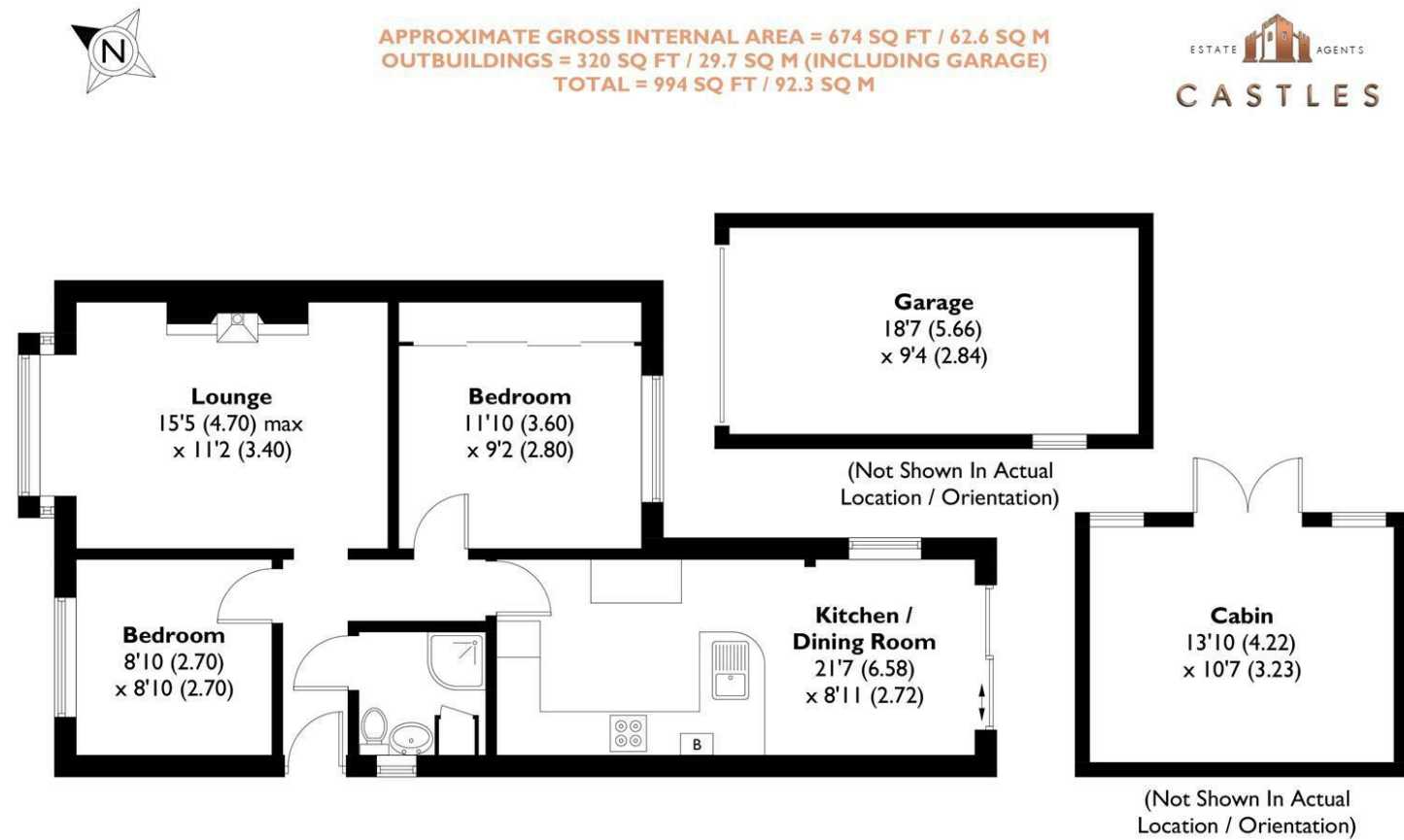


Floor Plan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1165262)
 Produced for Castles Estate Agents

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

94 The Crossway
Fareham, PO16 8NL

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

The property is well presented throughout and ground floor accommodation has been extended and consists of Lounge, Open plan Kitchen Breakfast room, modern fitted shower room and two double bedrooms

Externally the property has a front garden with driveway which runs the length of the bungalow which could house up to six vehicles. There is a garage, the back garden is south facing and it has the additional benefit of a summer house which has power and light.

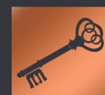
There is also rear vehicular access into the back from a service road which can be found off the neighbouring road.

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

Offers over £350,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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 PO16 9QD



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 SEAN@CASTLESESTATES.CO.UK

94 The Crossway

Fareham, PO16 8NL



- TWO DOUBLE BEDROOMS
- BUNGALOW
- SOUTH FACING GARDEN
- CABIN
- SEMI DETACHED
- OFF ROAD PARKING FOR UP TO 6 CARS
- GARAGE
- WELL PRESENTED THROUGHOUT

LOUNGE

15'5" x 11'1" (4.7 x 3.4)

KITCHEN DINER

21'3" x 8'10" (6.5 x 2.7)

BEDROOM ONE

11'9" x 9'2" (3.6 x 2.8)

BEDROOM TWO

8'10" x 8'10" (2.7 x 2.7)

BATHROOM

GARAGE

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

CABIN

13'9" x 10'5" (4.2 x 3.2)

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 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.

