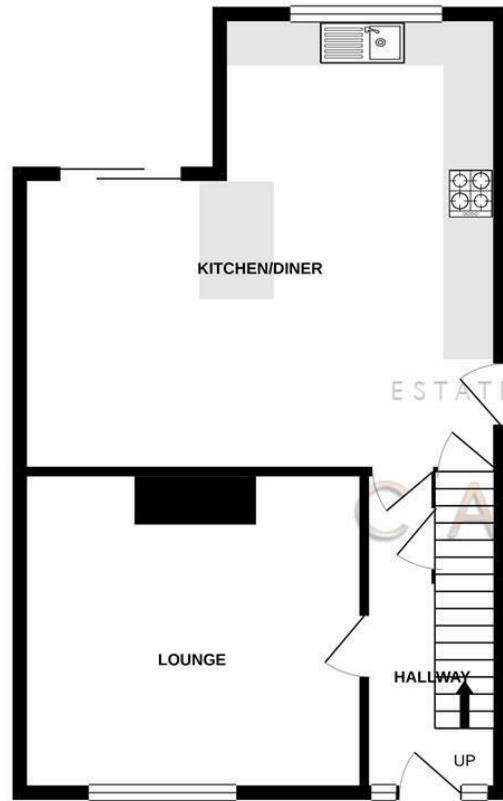


Floor Plan

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 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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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 (92-100) A		Very environmentally friendly - lower CO ₂ emissions (10-15) A	
(85-91) B		(16-20) B	
(69-84) C		(21-25) C	
(55-68) D		(26-30) D	
(39-54) E		(31-35) E	
(21-38) F		(36-40) F	
(1-20) G		(41-45) G	
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

17 Oxford Close
Fareham, PO16 7PA

Castles are pleased to welcome to the market this four bedroom semi detached house with off road parking and garage in the popular location of Oxford Close, Uplands, Fareham.

The property is situated in a quiet cul-de-sac and consists of a lounge room to the front with open plan kitchen diner to the rear. Upstairs there are four bedrooms and a family bathroom.

Externally there is a driveway with parking for a few cars and a separate garage to the side. To the rear of the property there is a large garden which is south west facing.

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

Asking price £375,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

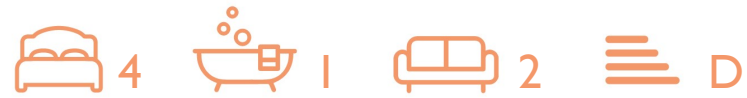


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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

17 Oxford Close

Fareham, PO16 7PA



- FOUR BEDROOMS
- DRIVEWAY
- SOUTH WEST FACING GARDEN
- UPLANDS - FAREHAM
- SEMI DETACHED
- GARAGE
- QUIET CUL-DE-SAC LOCATION
- OPEN PLAN KITCHEN DINER

ENTRANCE HALLWAY

13'1" x 5'6" (4.0 x 1.7)

LOUNGE

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

KITCHEN DINER

20'0" x 18'8" (6.1 x 5.7)

BEDROOM ONE

13'1" x 9'10" (4.0 x 3.0)

BEDROOM TWO

11'9" x 7'6" (3.6 x 2.3)

BEDROOM THREE

8'2" x 6'2" (2.5 x 1.9)

BEDROOM FOUR

10'5" x 8'2" (3.2 x 2.5)

BATHROOM

7'10" x 5'6" (2.4 x 1.7)

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.

