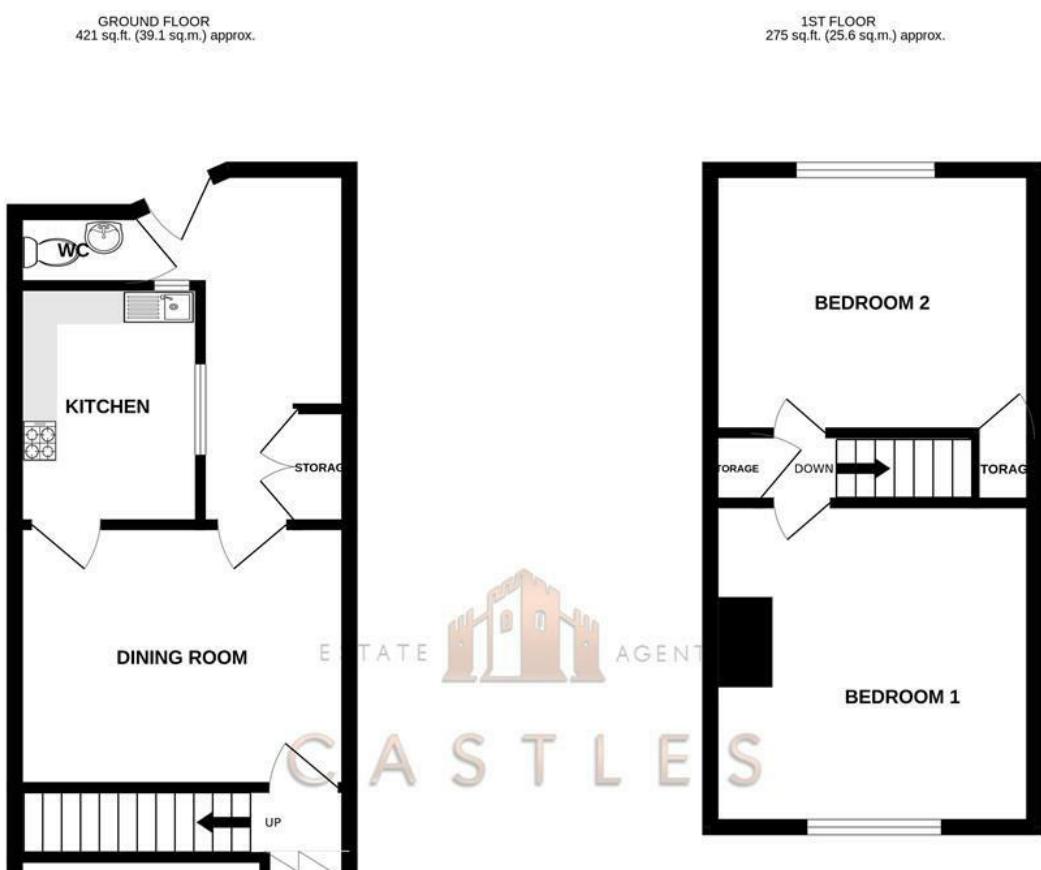
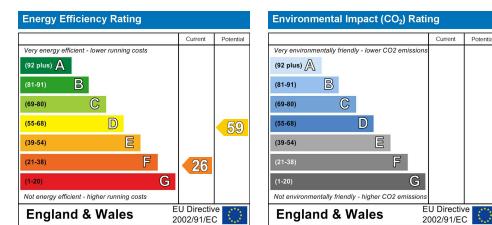


## Floor Plan



TOTAL FLOOR AREA: 696 sq.ft. (64.7 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



CASTLES  
ESTATE AGENTS



## 132 Castle Street

Fareham, PO16 9QH

We are pleased to welcome to the market this two bedroom mid terrace property located in Castle Street, Portchester.

The property is well presented but does require some modernisation. The ground floor consists of a lounge room to the front of the home, reception room in the middle with access to the kitchen and lean to which features a w/c.

Moving upstairs there are two double bedrooms.

Externally the rear garden is a generous size and is of a South East aspect.

Portchester Castle is a few minutes walk away along with the Cormorant Pub and waterfront. Portchester Village shops is also only a 5-10 minute walk away.

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

Asking price £240,000

02394 318899

[www.castlesestates.co.uk](http://www.castlesestates.co.uk)

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

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 132 Castle Street

Fareham, PO16 9QH



- TWO BEDROOMS
- TWO RECEPTION ROOMS
- SHORT WALK TO PORTCHESTER CASTLE

**KITCHEN**  
6'6" x 8'6" (2.0 x 2.6)

**W/C**  
4'3" x 2'7" (1.3 x 0.8)

**UTILITY ROOM**  
4'3" x 12'9" (1.3 x 3.9)

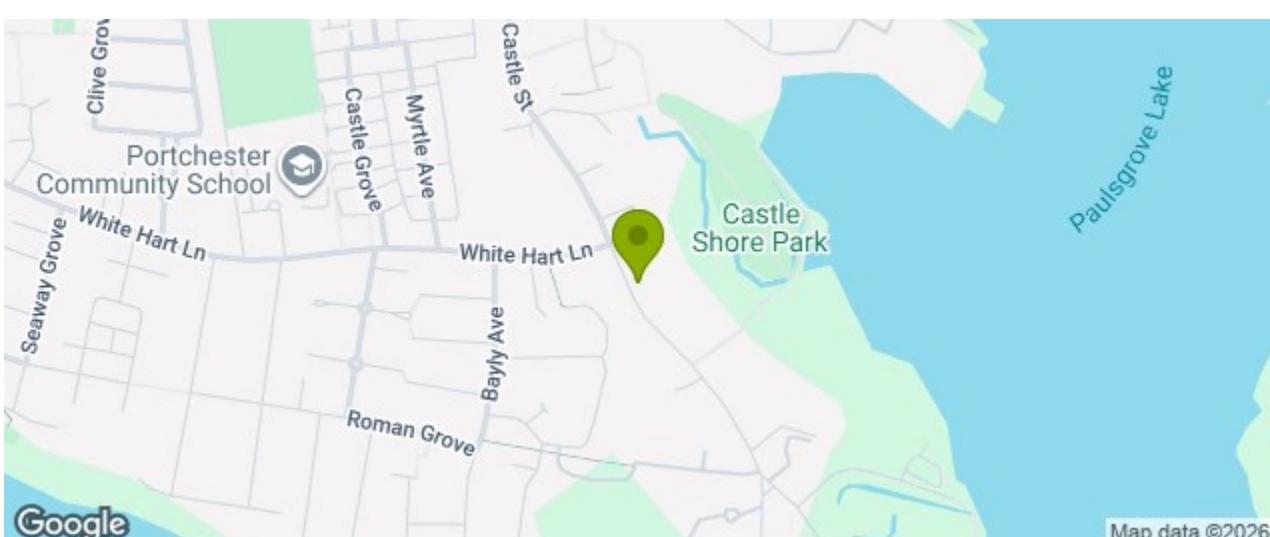
**DINING ROOM**  
12'1" x 9'6" (3.7 x 2.9)

**LOUNGE**

**BEDROOM 1**  
11'9" x 11'9" (3.6 x 3.6)

**BEDROOM 2**  
11'9" x 9'6" (3.6 x 2.9)

**Financial Services**  
If you are looking to get a comparison on



- MID TERRACE COTTAGE
- REQUIRES MODERNISATION
- SHORT WALK TO PORTCHESTER VILLAGE

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 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.

