
Approximate Area = 868 sq ft / 80.6 sq m
 Limited Use Area(s) = 2 sq ft / 0.1 sq m
 Total = 870 sq ft / 80.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating

Scenario	Current	Potential
Very energy efficient - lower running costs		
(92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-65)	D	
(39-54)	E	48
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Scenario	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus)	A	
(61-81)	B	
(49-60)	C	
(35-45)	D	
(20-34)	E	
(11-18)	F	
(1-10)	G	

Not environmentally friendly - higher CO₂ emissions



We are pleased to welcome to the market this three bedroom mid terrace property in the peaceful cul-de-sac location of Newtown, Portchester.

The property is well proportioned and has a spacious south west facing garden that gets plenty of sunshine.

On the ground floor the property features a generous lounge room, updated fitted kitchen to the rear which is open plan to a dining room and a downstairs w/c. Upstairs there are three double bedrooms and a modern family bathroom.

The property has been refurbished to a great standard under the current owners tenure.

Externally there is a front garden which could be converted into a driveway subject to local planning consents. The property is opposite a sizeable green with play area.

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

Offers over £300,000

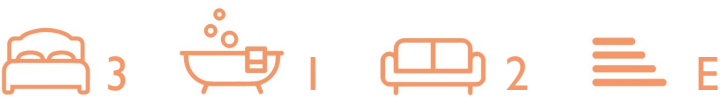
 **2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ**

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Company Number: 12821075

016 9UZ VAT Number: 356389459

19 Newtown
Fareham, PO16 8BE



- THREE BEDROOMS
- GENEROUS REAR GARDEN
- CLOSE TO LOCAL SHOPS
- UPDATED KITCHEN
- QUIET CUL-DE-SAC LOCATION
- SOUTH WEST FACING GARDEN
- CLOSE TO TRAIN STATION
- NEW BATHROOM

LIVING ROOM
15'8" x 11'5" (4.8 x 3.5)

KITCHEN
12'9" x 6'6" (3.9 x 2.0)

DINING ROOM
7'10" x 7'6" (2.4 x 2.3)

DOWNSTAIRS W/C

BEDROOM ONE
11'5" x 8'10" (3.5 x 2.7)

BEDROOM TWO
11'5" x 8'10" (3.5 x 2.7)

BEDROOM THREE
11'5" x 7'6" (3.5 x 2.3)

BATHROOM

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.

