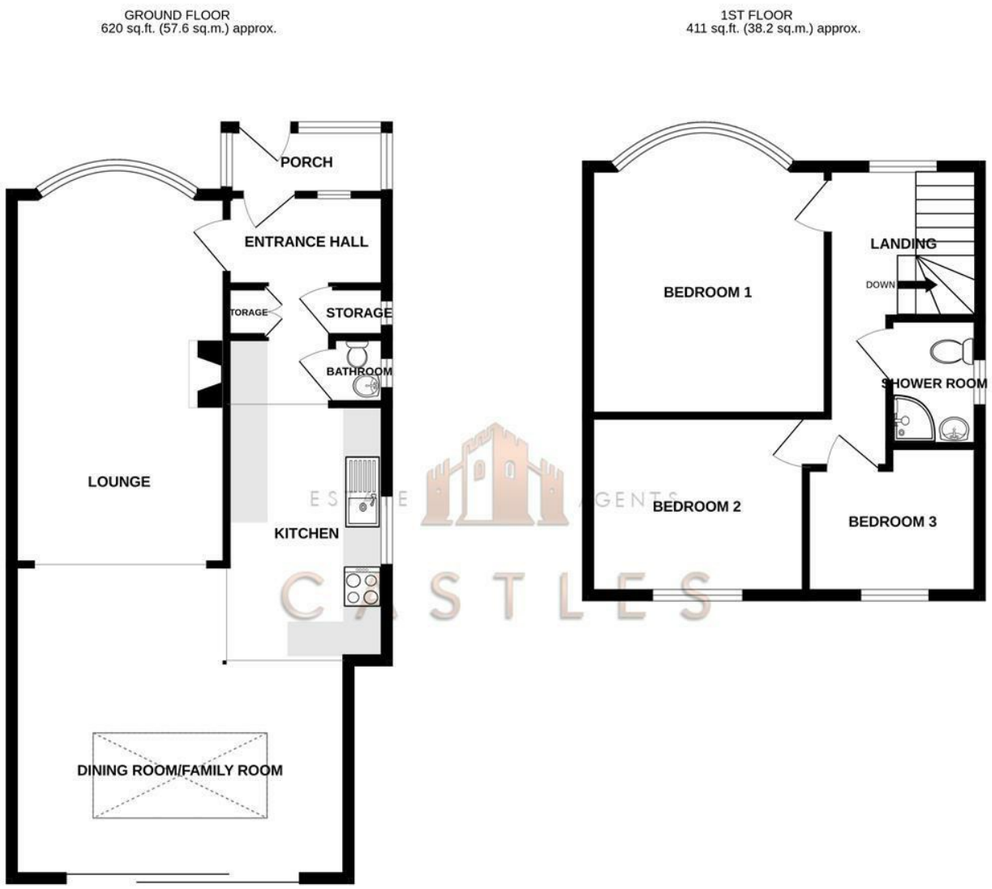
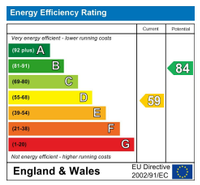
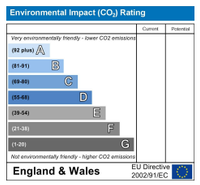
Floor Plan



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.





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CASTLES

ESTATE AGENTS









13 Oak Road

Fareham, PO15 5EY

We are pleased to welcome to the market this exceptional three bedroom semi detached property with off road parking located in Oak Road, Fareham.

The property is extremely well finished throughout and benefits from a rear extension with large glass sliding doors and roof lantern.

The ground floor consists of a separate lounge room to the front with french doors opening into the rear extension. This space has more living capabilities, dining area and is open plan to the modern fitted kitchen. There is access into a downstairs w/c also.

Moving upstairs there are three bedrooms in total, two are generous double rooms and one smaller which is currently being utilised as a dressing room with fitted wardrobes. A modern shower room completes the first floor accommodation.

Externally there is a driveway to the front for parking two vehicles comfortably. The rear garden is South facing which benefits from a large paved patio with steps down to the lawns and rear gate that leads to a double garage.

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

Offers over £375,000

13 Oak Road

Fareham, PO15 5EY

3 1 2 D

- THREE BEDROOMS
- LARGE SLIDING DOORS + ROOF LANTERN
- SOUTH FACING GARDEN
- WELL PRESENTED THROUGHOUT
- DOUBLE GARAGE
- REAR EXTENSION
- OPEN PLAN LIVING
- OFF ROAD PARKING X 2
- CLOSE TO FAREHAM TRAIN STATION & SHOPS

LOUNGE
18'0" x 10'5" (5.51 x 3.20)

DINING/FAMILY ROOM
16'4" x 15'3" (5.00 x 4.65)

KITCHEN
12'5" x 8'2" (3.81 x 2.51)

W/C

SHOWER ROOM
5'6" x 4'5" (1.68 x 1.35)

BEDROOM 1
12'2" x 11'8" (3.71 x 3.58)

BEDROOM 2
10'7" x 8'2" (3.23 x 2.51)

BEDROOM 3
8'4" x 6'2" (2.56 x 1.90)

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.

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.

