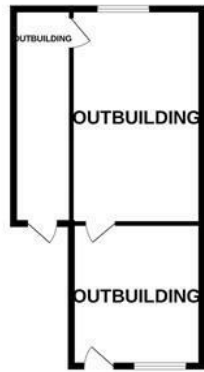
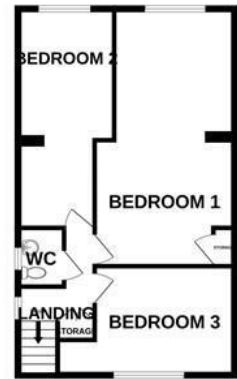


Floor Plan

GROUND FLOOR  
1073 sq.ft. (99.5 sq.m.) approx.



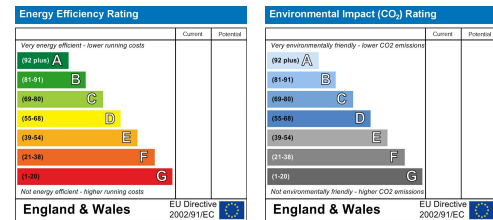
1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1648 sq.ft. (153.1 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.



**136 White Hart Lane**  
**Fareham, PO16 9BA**

We are pleased to welcome to the market this three bedroom semi detached property with off road parking located in White Hart Lane, Portchester.

The property is well presented throughout and the ground floor consists of an entrance porch, hallway with access to downstairs shower room. The lounge is a generous size and is open plan to the dining room and the kitchen. Accessible from the kitchen is a utility room.

Moving upstairs there are three double bedrooms and a w/c.

Externally there is off road parking for two vehicles to the front. To the rear the garden is low maintenance and features large outbuildings. This could be converted into an office to work from home or a games room / bar area. There is rear access also into the service road behind.

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

**Offers in excess of £340,000**

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 136 White Hart Lane

Fareham, PO16 9BA



- THREE DOUBLE BEDROOMS
- DOUBLE STOREY EXTENSION
- OFF ROAD PARKING
- REAR ACCES
- LARGE OUTBUILDING
- CLOSE TO LOCAL SHOPS
- CLOSE TO LOCAL SCHOOLS
- IDEAL FIRST TIME BUY

### LOUNGE

19'4" x 11'9" x 11'9" x 15'1" (5.9 x 3.6 x 3.6 x 4.6)

### DINING ROOM

8'6" x 8'10" (2.6 x 2.7)

### KITCHEN

8'6" x 10'9" (2.6 x 3.3)

### UTILITY ROOM

8'6" x 5'2" (2.6 x 1.6)

### W/C

3'11" x 4'11" (1.2 x 1.5)

### BEDROOM 1

11'9" x 21'11" x 8'6" (3.6 x 6.7 x 2.6)

### BEDROOM 2

8'2" x 18'8" x 6'6" (2.5 x 5.7 x 2.0)

### BEDROOM 3

12'1" x 9'2" (3.7 x 2.8)

### OUT BUILDING

11'1" x 12'1" 9'6" x 18'4" 4'11" x 18'0" (3.4 x 3.7 2.9 x 5.6 1.5 x 5.5)

### 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.

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks 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.

