


Energy Efficiency Rating

Scenario	Current	Proposed
Very energy efficient - lower running costs	(92-94) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	(92-94) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G

Environmental Impact (CO₂) Rating

Scenario	Current	Proposed
Very environmentally friendly - lower CO ₂ emissions	(92-94) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-30) G	(92-94) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-30) G

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

EU Directive 2020/1828



Nestled in the charming area of Newtown, Portchester, this immaculately presented three-bedroom end of terrace house is a true gem situated on a large corner plot.

The house features three well-proportioned bedrooms, with the primary bedroom benefiting from an en suite shower room and fitted sharpes furniture.

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

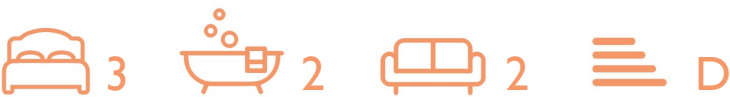
Offers over £375,000



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

VAT Number: 356389459

50 Newtown
Fareham, PO16 8BE



- THREE BEDROOMS
- WELL PRESENTED
- END OF TERRACE
- CLOSE TO PORTCHESTER TRAIN STATION
- TWO BATHROOMS
- LARGE CORNER PLOT
- CLOSE TO PORTCHESTER VILLAGE
- IDEAL FAMILY HOME

LIVING ROOM
17'4" x 11'1" (5.3 x 3.4)

KITCHEN
11'1" x 10'2" (3.4 x 3.1)

CONSERVATORY
16'8" x 12'5" (5.1 x 3.8)

SHOWER ROOM

BEDROOM ONE + EN-SUITE
13'9" x 11'1" (4.2 x 3.4)

BEDROOM TWO
11'1" x 9'2" (3.4 x 2.8)

BEDROOM THREE
8'6" x 7'10" (2.6 x 2.4)

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.

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.

