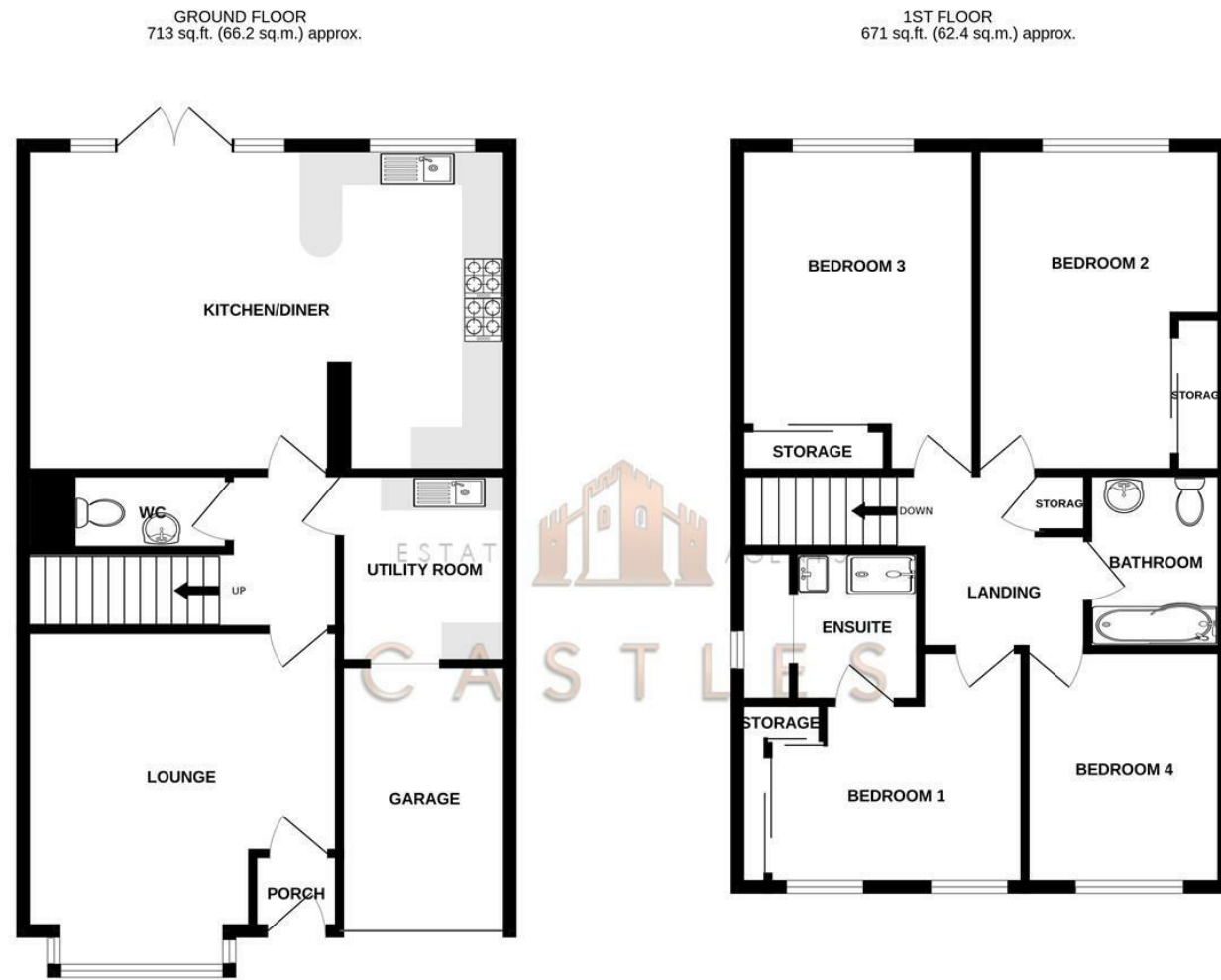


Floor Plan



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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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18a Central Road
Fareham, PO16 9AJ

We are pleased to welcome to the market this immaculate four bedroom semi detached property with off road parking and integral garage located in Central Road, Portchester.

This property is well presented throughout and the ground floor consists of a large open plan kitchen diner across the rear with seamless worktops. There is a downstairs w/c, utility room and lounge room.

Moving upstairs there are four bedrooms in total, three of which are generous double bedrooms, with the bonus of an en-suite shower room to the primary bedroom and a family bathroom also. All bedrooms benefit from fitted wardrobes.

Externally the property has been rendered and cladded and features a driveway to the front for off road parking. The rear garden is landscaped and features lawned and paved areas with a brick built shed in the corner.

As an added extra the seller are willing to include televisions and white good in the sale.

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

Offers over £425,000

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

18a Central Road

Fareham, PO16 9AJ



- FOUR BEDROOMS
- OFF ROAD PARKING
- SEMI DETACHED
- RENDERED & CLADDED
- TWO BATHROOMS
- INTEGRAL GARAGE
- EXTENDED
- CLOSE TO LOCAL SHOPS

LOUNGE
13'1" x 14'9" x 9'6" (4.0 x 4.5 x 2.9)

UTILITY ROOM
7'2" x 8'2" (2.2 x 2.5)

KITCHEN/DINER
20'11" x 14'1" (6.4 x 4.3)

BATHROOM
5'10" x 7'6" (1.8 x 2.3)

BEDROOM 1
12'1" x 9'10" x 12'1" (3.7 x 3.0 x 3.7)

BEDROOM 2
9'10" x 14'1" (3.0 x 4.3)

BEDROOM 3
10'2" x 14'9" (3.1 x 4.5)

BEDROOM 4
8'6" x 8'10" (2.6 x 2.7)

GARAGE
8'2" x 11'5" (2.5 x 3.5)

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.

