

Floor Plan



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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**35 St. Helena Way**  
Fareham, PO16 8NY

We are pleased to welcome to the market this three bedroom end of terrace property with garage in the popular location of St Helena Way.

The property is in need of some modernising but is a fair size and would make a great first time purchase to anyone looking to get their foot on the ladder and put their own stamp on a place.

The ground floor is comprised of an entrance porch with storage, lounge, open plan kitchen diner with a conservatory.

Moving upstairs there are three bedrooms, two of which are generous size double bedrooms. A family bathroom completes the first floor accommodation.

Externally the property comes with a garage which is located to the rear. The garden is South facing and it is paved so low maintenance.

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

**Offers over £280,000**

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (20-24) <b>A</b>	
(81-91) <b>B</b>		(25-29) <b>B</b>	
(69-80) <b>C</b>		(30-34) <b>C</b>	
(55-68) <b>D</b>		(35-39) <b>D</b>	
(39-54) <b>E</b>		(40-44) <b>E</b>	
(21-38) <b>F</b>		(45-49) <b>F</b>	
(1-20) <b>G</b>		(50-55) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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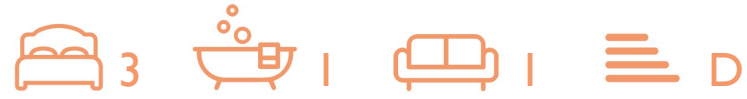


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# 35 St. Helena Way

Fareham, PO16 8NY



- END OF TERRACE
- QUIET LOCATION
- GARAGE
- THREE BEDROOMS
- IN NEED OF MODERNISING
- CLOSE TO PORTCHESTER SHOPS

### LOUNGE

17'0" x 11'1" (5.2 x 3.4)

### KITCHEN/DINER

17'0" x 8'10" (5.2 x 2.7)

### BATHROOM

6'2" x 5'6" (1.9 x 1.7)

### BEDROOM 1

10'5" x 9'10" (3.2 x 3.0)

### BEDROOM 2

10'5" x 8'10" (3.2 x 2.7)

### BEDROOM 3

6'6" x 6'6" (2.0 x 2.0)

### 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. Please note the AML check includes taking a copy of the two

forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

### Staff Disclosure

We would like to make it clear that the sellers of this property are a relation of one of the Directors of Castles Estate Agents.

