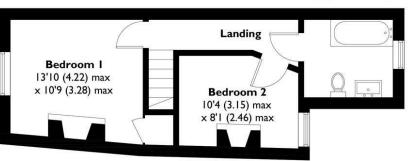
#### Floor Plan

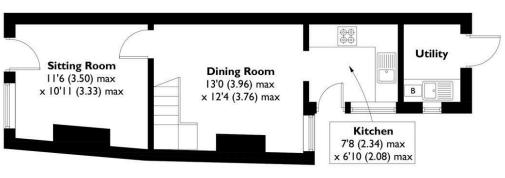


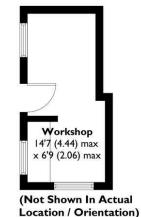






# FIRST FLOOR 322 SQ FT / 29.9 SQ M



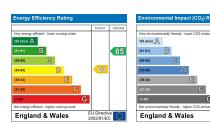


# GROUND FLOOR 324 SQ FT / 30.1 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1254560)

Produced for Castles Estate Agents

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.



# DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



I CASTLE STREET PORTCHESTER PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK GARY@CASTLESESTATES.CO.UK SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459











# III Gordon Road Fareham, PO16 7TG

Nestled on Gordon Road in Fareham, this charming end-of-terrace cottage presents an excellent opportunity for those seeking a delightful home close to the town centre and railway station. With its convenient location, residents will enjoy easy access to local amenities, shops, and transport links, making it ideal for both commuters and families alike.

The property boasts two reception rooms, perfect for a separate sitting room and dining room. There is a modern fitted kitchen and utility room. Upstairs you will find two well-proportioned bedrooms and bathroom.

One of the standout features of this cottage is the off-road parking available for one vehicle, a rare find in such a central location. Additionally, the property is offered with no forward chain, allowing for a smooth and efficient purchase process.

This end-of-terrace home combines character with practicality, making it a wonderful choice for first-time buyers, downsizers, or investors looking to add to their portfolio. With its proximity to Fareham's vibrant town centre and excellent transport links, this property is not to be missed.

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

Asking price £270,000

# III Gordon Road Fareham, PO16 7TG









- END OF TERRACED HOUSE
- UPSTAIRS BATHROOM
- OFF ROAD PARKING
- SIDE PEDESTRIAN ACCESS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO FAREHAM TOWN CENTRE
- FITTED KITCHEN
- NO FORWARD CHAIN
- IDEAL FIRST TIME BUY

#### SITTING ROOM

11'5" x 10'9" (3.5 x 3.3)

# **DINING ROOM**

 $12'9" \times 12'1" (3.9 \times 3.7)$ 

#### KITCHEN

 $7'6" \times 6'6" (2.3 \times 2.0)$ 

#### **UTILITY ROOM**

#### **BEDROOM ONE**

 $13'9" \times 10'5" (4.2 \times 3.2)$ 

# **BEDROOM TWO**

 $10'2" \times 7'10" (3.1 \times 2.4)$ 

## **BATHROOM**

#### **WORKSHOP**

 $14'5" \times 6'6" (4.4 \times 2.0)$ 

#### Solicitors

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.

Castles Estate Agents have a legal If you are looking for a solicitor to handle 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.

## Anti Money Laundering

