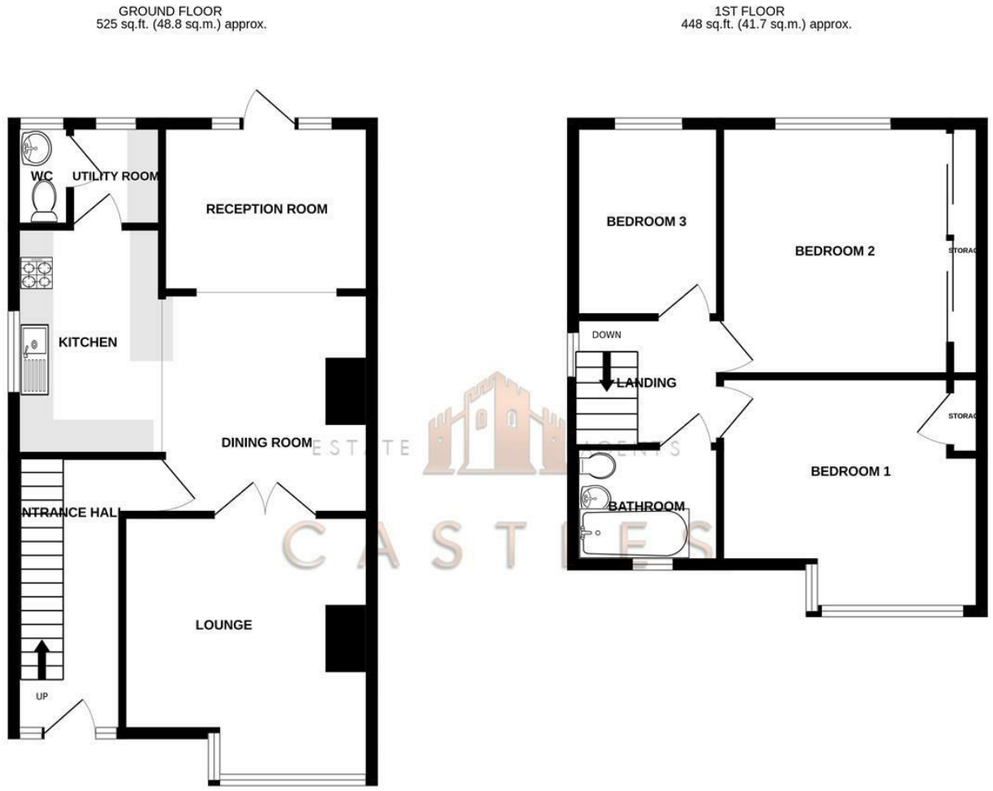
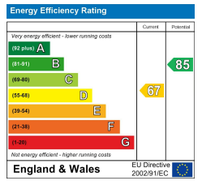
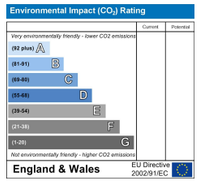
Floor Plan



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.





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Company Number: 12821075

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CASTLES

ESTATE AGENTS

22 Wicor Mill Lane

Fareham, PO16 9EG

We are pleased to welcome to the market this three bedroom semi detached property with off road parking for two vehicles in the popular Portchester location of Wicor Mill Lane.

The property is well presented throughout and has been fully transformed by the current owners adding a rear extension, new kitchen, new bathroom and new boiler with Hive system.

The ground floor consists of a lounge to the front of the home which features double doors into the open plan kitchen dining area with a further reception room at the rear. The kitchen has access into a utility room and downstairs w/c.

Moving upstairs there is a brand new bathroom and three bedrooms.

Externally there is off road parking to the front and side access to the rear garden. The rear garden is a generous size and is mainly lawns with brick built sheds for storage. The garden is South East facing so plenty of sunshine throughout the day. A short walk to the bottom of the road you will find the waterfront.

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

Offers over £375,000

22 Wicor Mill Lane

Fareham, PO16 9EG

3 | 1 | 3 | D

- THREE BEDROOMS
- SOUTH EAST FACING GARDEN
- OPEN PLAN LIVING
- SHORT WALK TO THE WATERFRONT
- DOWNSTAIRS W/C & UTILITY ROOM
- OFF ROAD PARKING FOR TWO
- REAR EXTENSION
- NEW BOILER + HIVE SYSTEM
- NEW KITCHEN & NEW BATHROOM
- CLOSE TO LOCAL SHOPS

LOUNGE
12'1" x 10'5" (3.7 x 3.2)

KITCHEN/DINER
11'5" x 10'9" x11'9" (3.5 x 3.3 x3.6)

RECEPTION ROOM
9'10" x 8'2" (3.0 x 2.5)

W/C
2'11" x 4'7" (0.9 x 1.4)

UTILITY ROOM
5'2" x 4'7" (1.6 x 1.4)

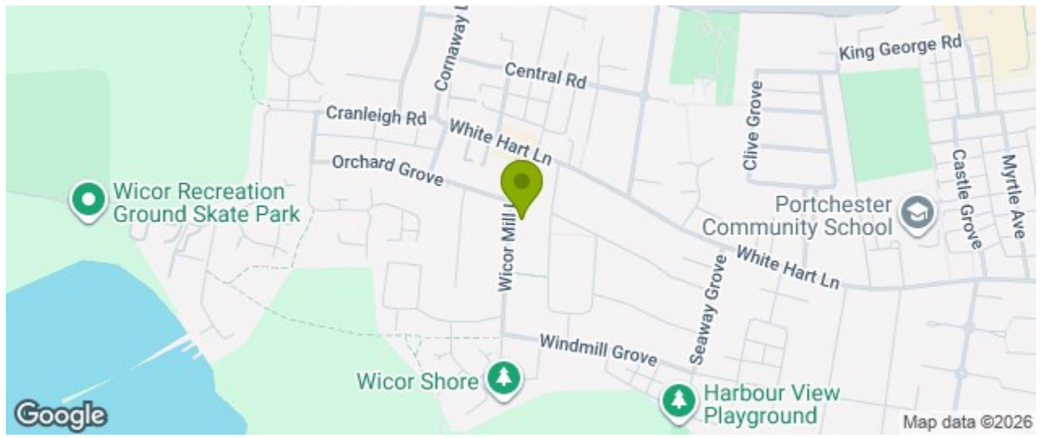
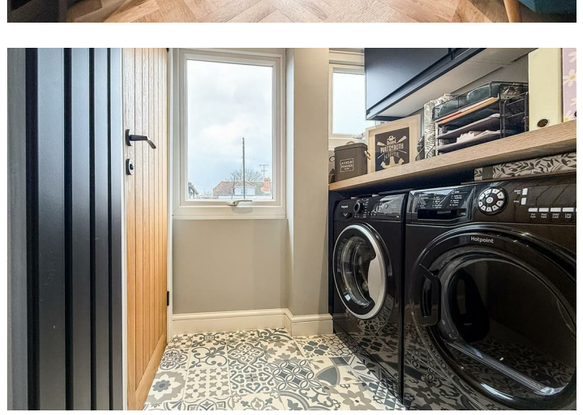
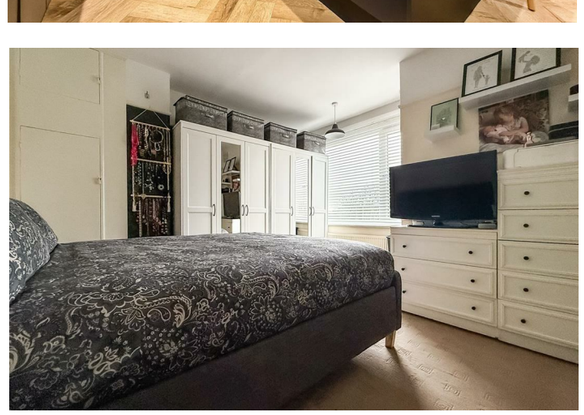
BEDROOM 1
12'9" x 10'5" (3.9 x 3.2)

BEDROOM 2
12'5" x 10'9" (3.8 x 3.3)

BEDROOM 3
9'6" x 7'10" (2.9 x 2.4)

BATHROOM
5'10" x 5'6" (1.8 x 1.7)

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 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.