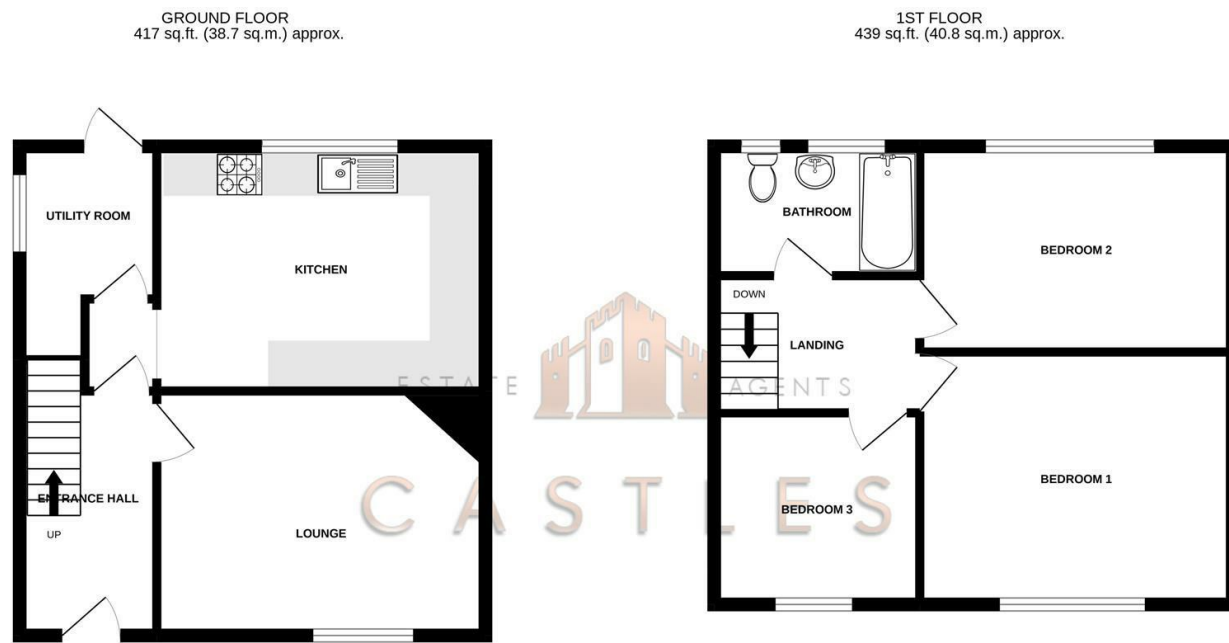


Floor Plan



TOTAL FLOOR AREA: 856 sq.ft. (79.5 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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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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(20-24) A	
(81-91) B		(25-29) B	
(69-80) C		(30-34) C	
(55-68) D		(35-39) D	
(39-54) E		(40-44) E	
(21-38) F		(45-49) F	
(1-20) G		(50-54) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

98 Kenwood Road
Fareham, PO16 9LU

Castles are pleased to welcome to the market this three bedroom semi detached property located in Kenwood Road, Portchester.

The property is well presented throughout and the ground floor consists of a lounge room and large kitchen with access out into the south west facing garden.

Upstairs there are three bedrooms and a family bathroom.

This property is located close to the waterfront with views across to Portsmouth and a short walk from Portchester Castle.

Ideal for first time buyers and investors alike.

Please be aware this property is made from Rema Construction and we will be able to help advise if this will be satisfactory to your mortgage lender via our mortgage advisor.

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

Asking price £265,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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PORTCHESTER
PO16 9QD



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SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



98 Kenwood Road

Fareham, PO16 9LU



- THREE BEDROOMS
- LARGE KITCHEN
- WALKING DISTANCE TO CASTLE
- LARGE SOUTH WEST FACING GARDEN
- SEMI DETACHED
- CLOSE TO WATERFRONT
- POTENTIAL FOR OFF ROAD PARKING
- IDEAL FOR FIRST TIME BUYERS

LOUNGE
14'1" x 10'5" (4.3 x 3.2)

KITCHEN
14'5" x 10'5" (4.4 x 3.2)

BEDROOM ONE
13'5" x 10'9" (4.1 x 3.3)

BEDROOM TWO
13'5" x 8'10" (4.1 x 2.7)

BEDROOM THREE
8'10" x 8'2" (2.7 x 2.5)

BATHROOM
8'2" x 5'6" (2.5 x 1.7)

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. 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.

