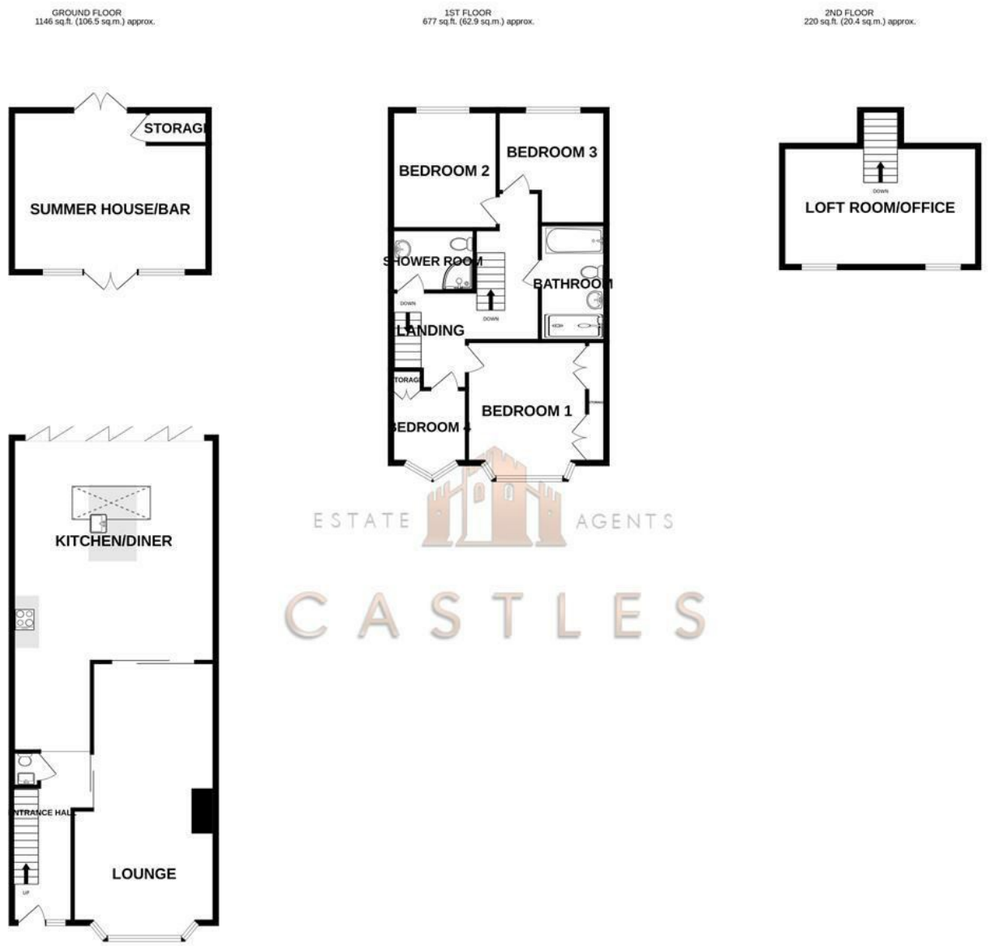
Floor Plan



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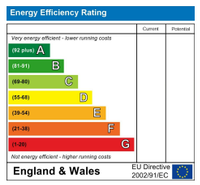

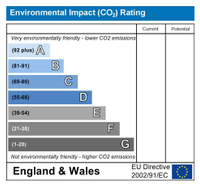

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Company Number: 12821075

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CASTLES

ESTATE AGENTS

5 Romsey Avenue

Fareham, PO16 9TR

We are pleased to welcome to the market this exceptional four bedroom property with off road parking in the popular location of Romsey Avenue, Portchester.

The property is immaculate throughout and has undergone extensive refurbishment over the current owners tenure and is being sold with No Forward Chain.

The ground floor consists of a generous lounge room to the front which has doors opening into the entrance hall and also the large kitchen diner to the rear. It gives you the ability to have a separate lounge room if required or have the whole ground floor open plan. The modern fitted kitchen features island and breakfast bar with granite work tops, two ovens, built in dishwasher, washing machine and fridge freezer. There are bi-folds across the rear and a skylight with tonnes of natural light flooding through. Under the stairs there is a w/c.

Moving upstairs to the first floor there are four bedrooms in total along with a large family four peice bathroom and a separate shower room. Upstairs once more there is a large loft room being utilised as an office.

Externally there is off road parking to the front and the rear garden is a fair size featuring astro, paved areas offering undercover seating/dining and a generous size bar at the bottom.

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

Offers over £475,000

5 Romsey Avenue

Fareham, PO16 9TR

4 2 2

- FOUR BEDROOMS
- OFF ROAD PARKING
- BI-FOLDS ACROSS THE REAR
- NO FORWARD CHAIN
- TWO BATHROOMS
- DOUBLE STOREY EXTENSION
- SUMMER HOUSE/BAR IN GARDEN
- POPULAR PORTCHESTER LOCATION

LOUNGE
12'9" x 24'3" x 11'5" (3.9 x 7.4 x 3.5)

KITCHEN/DINER/FAMILY ROOM
17'8" x 20'8" x 29'2" x 7'2" (5.4 x 6.3 x 8.9 x 2.2)

SHOWER ROOM
5'10" x 5'6" (1.8 x 1.7)

BATHROOM
6'2" x 10'9" (1.9 x 3.3)

BEDROOM 1
10'9" x 12'9" (3.3 x 3.9)

BEDROOM 2
9'2" x 10'9" (2.8 x 3.3)

BEDROOM 3
9'2" x 7'6" x 10'5" (2.8 x 2.3 x 3.2)

BEDROOM 4
6'10" x 6'10" (2.1 x 2.1)

LOFT ROOM/OFFICE
18'0" x 11'1" (5.5 x 3.4)

SUMMER HOUSE/BAR
18'4" x 15'1" (5.6 x 4.6)

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.