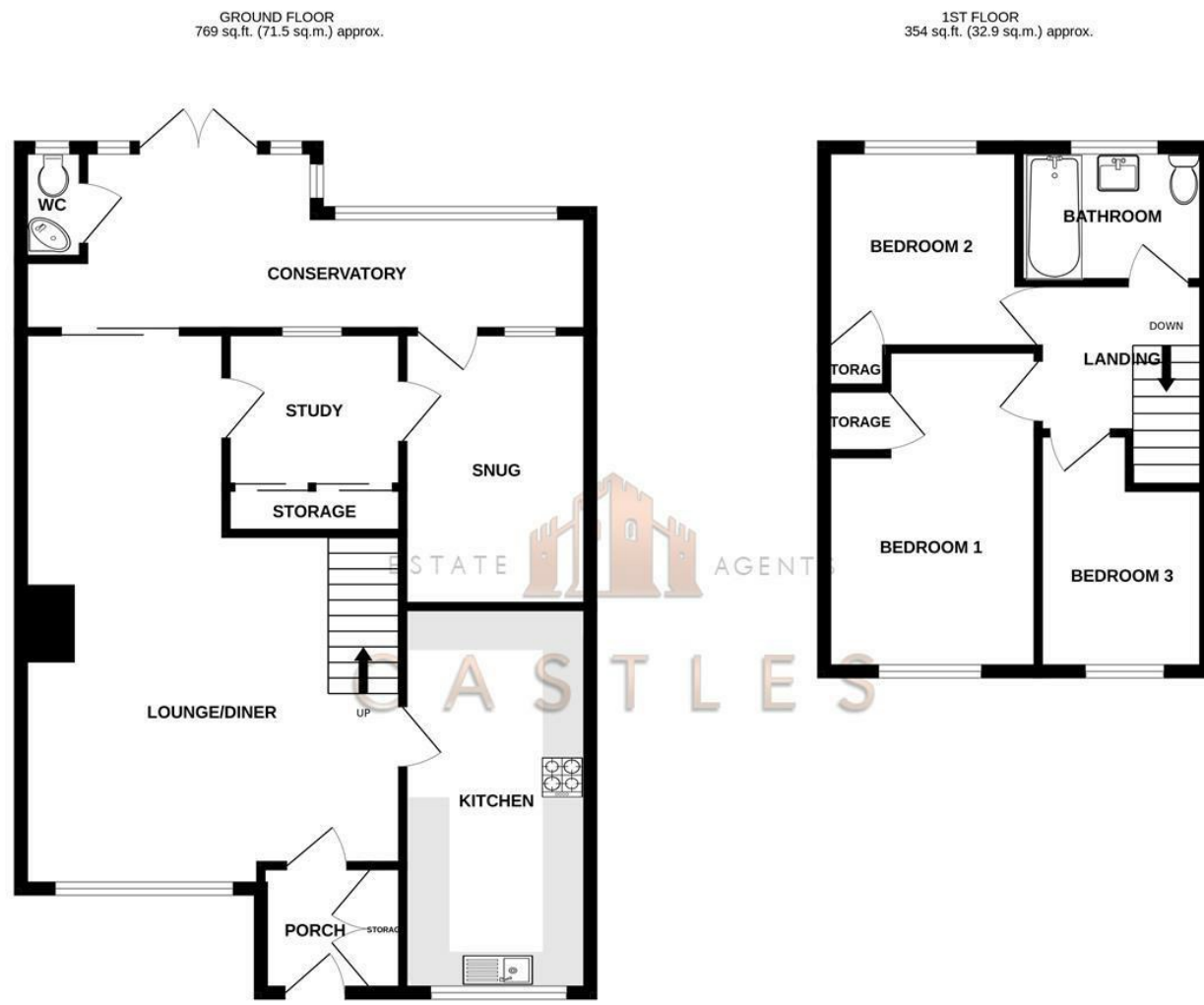


Floor Plan



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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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14 Quintrel Avenue
Fareham, PO16 9TE

We are pleased to welcome to the market this three bedroom semi detached property with off road parking in the popular Portchester location of Quintrel Avenue.

The property is well presented and has recently had the garage converted into a stunning new kitchen featuring breakfast bar, integrated appliances including dishwasher, wine cooler and fridge freezer. There is a generous open plan lounge diner flooded with natural light. Accessible from here is the conservatory across the rear featuring downstairs w/c along with a study and snug.

Moving upstairs there are three bedrooms, two of which are fair sized doubles and a modern family bathroom.

Externally to the front there is a driveway for off road parking and garden space. To the rear is a generous garden with consisting of paved areas and astro turf along with rear access.

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

Offers over £325,000

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 firms 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 (92 plus) A (81-91)		Very environmentally friendly - lower CO ₂ emissions (29 plus) A (21-91)	
(69-80) B		(89-95) B	
(55-68) C		(59-88) C	
(39-54) D		(39-54) D	
(21-38) E		(21-38) E	
(9-20) F		(9-20) F	
Not energy efficient - higher running costs (1-8) G		Not environmentally friendly - higher CO ₂ emissions (1-8) G	
	72		82

England & Wales EU Directive 2002/91/EC

DIRECTORS

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14 Quintrel Avenue

Fareham, PO16 9TE



- THREE BEDROOMS
- QUIET LOCATION
- NEW KITCHEN
- OFFICE & SNUG
- OFF ROAD PARKING
- GARAGE CONVERSION
- OPEN PLAN LOUNGE DINER
- IDEAL FIRST TIME BUYER HOME

LOUNGE/DINER

16'0" x 23'2" x 14'2" (4.89 x 7.08 x 4.33)

STUDY

7'4" x 6'7" (2.26 x 2.03)

SNUG

7'10" x 11'5" (2.4 x 3.5)

KITCHEN

7'8" x 16'3" (2.34 x 4.97)

CONSERVATORY

23'11" x 7'6" x 3'11" (7.3 x 2.3 x 1.2)

W/C

2'7" x 4'7" (0.8 x 1.42)

BEDROOM 1

8'9" x 14'5" (2.69 x 4.41)

BEDROOM 2

8'10" x 8'5" (2.7 x 2.57)

BEDROOM 3

6'10" x 10'0" (2.09 x 3.07)

BATHROOM

6'9" x 5'8" (2.06 x 1.73)

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 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.

