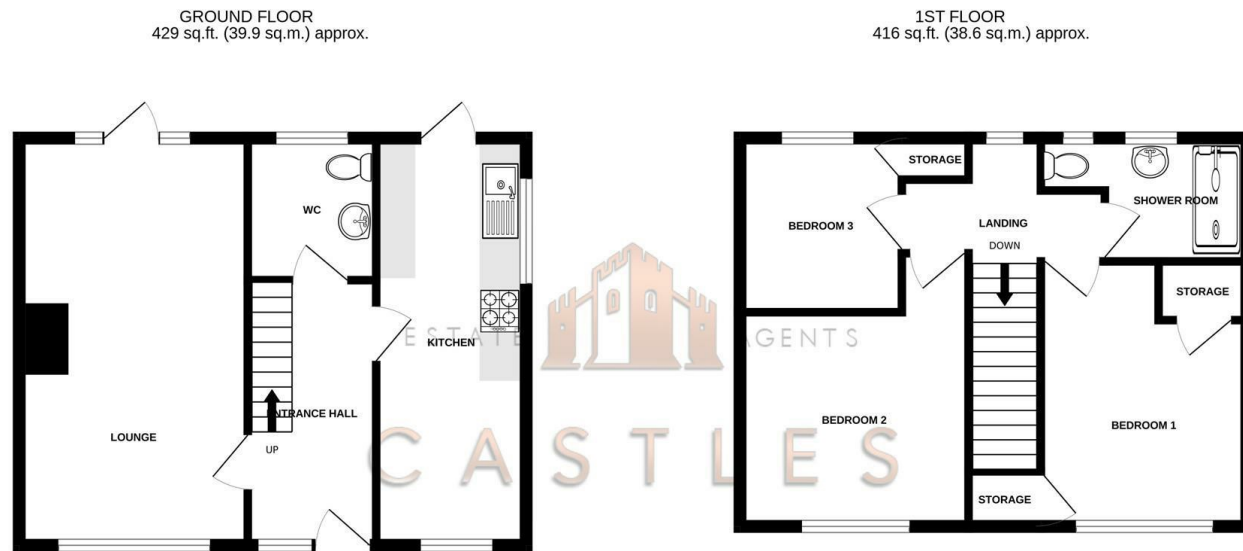


Floor Plan



**TOTAL FLOOR AREA:** 845 sq.ft. (78.5 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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**48 Castle View Road**  
Fareham, PO16 9LA

We are pleased to welcome to the market this three bedroom semi detached property situated in the popular location of Castle View Road, Portchester.

The property is well presented throughout and the ground floor consists of a generous lounge room, large modern fitted kitchen diner and a downstairs w/c accessible from the entrance hallway.

Moving up to the first floor there are three bedrooms in total and large family shower room. Two of the three bedrooms have the benefit of built in storage.

Externally the front garden to the property has the ability to be converted to off road parking (subject to relevant planning consents) and the rear garden is a generous size.

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

**Offers over £300,000**

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 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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(20 plus) <b>A</b>
(81-91) <b>B</b>			(15-20) <b>B</b>
(69-80) <b>C</b>			(10-15) <b>C</b>
(55-68) <b>D</b>			(7-10) <b>D</b>
(39-54) <b>E</b>			(4-7) <b>E</b>
(21-38) <b>F</b>			(1-3) <b>F</b>
(1-20) <b>G</b>			(0) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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# 48 Castle View Road

Fareham, PO16 9LA



- SEMI DETACHED
- POPULAR LOCATION
- GENEROUS LOUNGE
- CLOSE TO LOCAL SHOPS
- THREE BEDROOMS
- MODERN KITCHEN
- CLOSE TO PORTCHESTER CASTLE
- PERFECT FIRST TIME BUYER HOME

### LOUNGE

18'8" x 10'5" (5.7 x 3.2)

### W/C

5'10" x 5'10" (1.8 x 1.8)

### KITCHEN

6'10" x 18'4" (2.1 x 5.6)

### BATHROOM

10'5" x 5'2" (3.2 x 1.6)

### BEDROOM 1

12'5" x 12'9" (3.8 x 3.9)

### BEDROOM 2

10'5" x 12'5" (3.2 x 3.8)

### BEDROOM 3

7'6" x 9'6" (2.3 x 2.9)

### 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. 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.

