

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B	84	68
(71-80)	C		
(61-70)	D		
(51-60)	E		
(21-50)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



**CASTLES**  
ESTATE AGENTS



## 109 White Hart Lane

Fareham, PO16 9BB

We are pleased to welcome to the market this three bedroom semi detached property with off road parking and generous rear garden located in White Hart Lane, Portchester.

The property does require some modernisation but is well presented and a generous size.

The ground floor consists of an entrance hall, separate reception rooms to the front of the home and the centre. The kitchen is at the rear with access to dining space and a lean-to on the side.

Moving upstairs there are three bedrooms and a shower room.

Externally the property has parking to the front, side access to the rear garden which is a generous size. The rear garden is made up of paved areas, lawns, sheds and a pond at the bottom.

The property is close to local shops and local schools.

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

**Offers over £325,000**

02394 318899

[www.castlesestates.co.uk](http://www.castlesestates.co.uk)

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# 109 White Hart Lane

Fareham, PO16 9BB



- THREE BEDROOMS
- LONG REAR GARDEN
- CLOSE TO LOCAL SHOPS

- OFF ROAD PARKING
- SEMI - DETACHED
- REQUIRES MODERNISATION

## RECEPTION ROOM

RECEPTION ROOM  
16'0" x 11'11" (4.88 x 3.65)

KITCHEN  
9'0" x 11'7" (2.75 x 3.55)

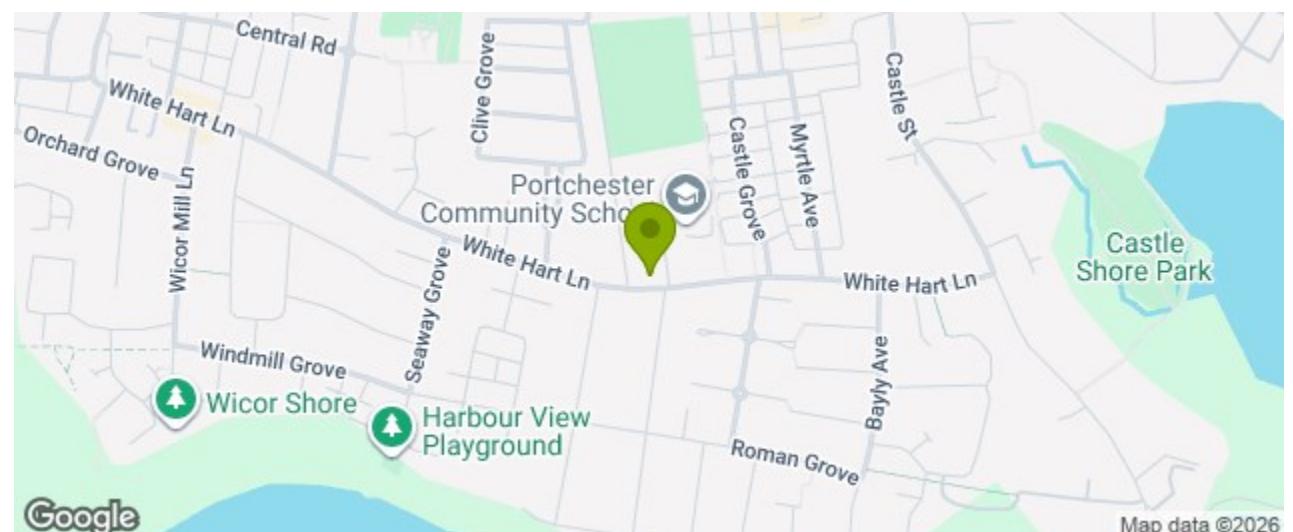
UTILITY  
8'0" x 7'6" (2.46 x 2.30)

CONSERVATORY  
5'6" x 11'6" (1.70 x 3.52)

BEDROOM ONE  
10'5" x 13'5" (3.19 x 4.10)

BEDROOM TWO  
7'0" x 9'2" (2.14 x 2.81)

BEDROOM THREE



## BATHROOM

5'5" x 5'10" (1.67 x 1.78)

### 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

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

