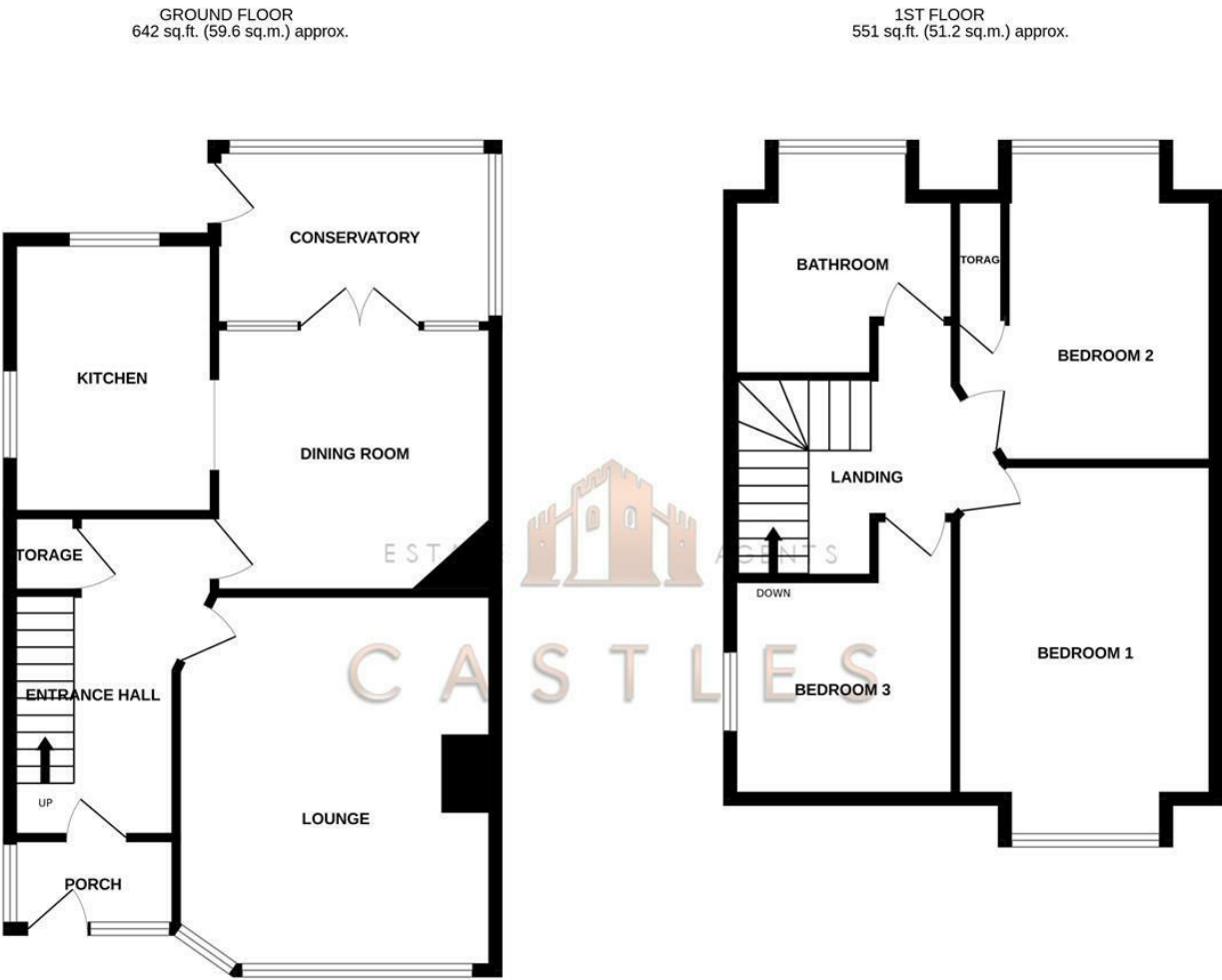


Floor Plan

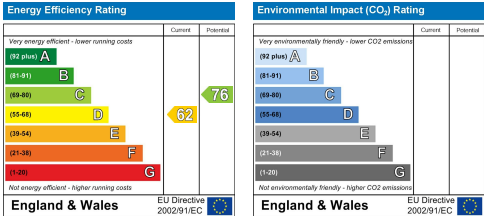


TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.

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.

Made with Metropix ©2020

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.



10 Carlton Road
Fareham, PO16 8JW

We are pleased to welcome to the market this three bedroom semi detached property with off road parking, garage and incredible solent views located in Carlton Road, Portchester.

The property is well presented throughout and the ground floor consists of a spacious entrance hall with access into a lounge room at the front of the home. An open plan kitchen diner is located in the centre with access into conservatory with utility capabilities.

moving upstairs there are three generous bedrooms, the ones occupying the front of the property have incredible views over the solent. A modern four piece bathroom completes the accommodation.

The rear garden is well maintained and features paved patio areas with gated access out to driveway and garage. There are raised levels to the garden featuring more paved patio areas, lawns and a greenhouse.

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

Offers over £385,000

10 Carlton Road
Fareham, PO16 8JW



- THREE BEDROOMS
- GARAGE
- OPEN PLAN KITCHEN DINER
- OFF ROAD PARKING
- SOLENT VIEWS
- LANDSCAPED GARDEN

LOUNGE
15'8" x 13'5" (4.80 x 4.09)

DINING ROOM
11'7" x 11'1" (3.55 x 3.40)

CONSERVATORY
10'0" x 7'5" (3.07 x 2.28)

KITCHEN
11'8" x 8'8" (3.58 x 2.66)

BEDROOM 1
13'7" x 11'1" (4.16 x 3.40)

BEDROOM 2
11'1" x 9'1" (3.40 x 2.77)

BEDROOM 3
9'3" x 9'1" (2.84 x 2.79)

BATHROOM
8'3" x 7'8" (2.54 x 2.34)

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.

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.

