

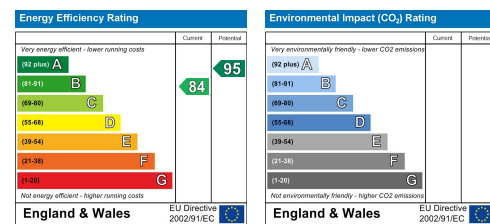
Floor Plan



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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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**8 Thistle Close**  
**Fareham, PO16 9FL**

We are pleased to welcome to the market this three bedroom townhouse with off road parking located in Thistle Close, Portchester.

This property is immaculate throughout and is split over three levels. The ground floor consists of entrance porch, cloakroom, lounge, kitchen open plan into the conservatory across the rear opening onto the garden.

Moving up to the first floor there is two double bedrooms and a modern family bathroom. Up on the second level there is the main double bedroom with en-suite shower room.

Externally the property benefits from off road parking on the driveway, side access and West facing rear garden.

The property is walking distance to Wicor Rec, Wicor Marina, Salt Cafe restaurant and other local shops.

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

**Asking price £389,950**

# 8 Thistle Close

Fareham, PO16 9FL



- THREE BEDROOMS
- OFF ROAD PARKING
- EXTENDED TO THE REAR
- TWO BATHROOMS
- QUIET CUL-DE-SAC
- WEST FACING GARDEN

### LOUNGE

14'5" x 11'5" (4.4 x 3.5)

### KITCHEN/DINER

11'5" x 8'6" (3.5 x 2.6)

### CONSERVATORY

9'2" x 8'6" (2.8 x 2.6)

### BEDROOM 1

16'0" x 8'2" (4.9 x 2.5)

### BEDROOM 2

11'5" x 10'2" (3.5 x 3.1)

### BEDROOM 3

11'5" x 8'6" (3.5 x 2.6)

### BATHROOM

7'6" x 5'6" (2.3 x 1.7)

### ENSUITE

11'5" x 8'6" (3.5 x 2.6)

### 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.

