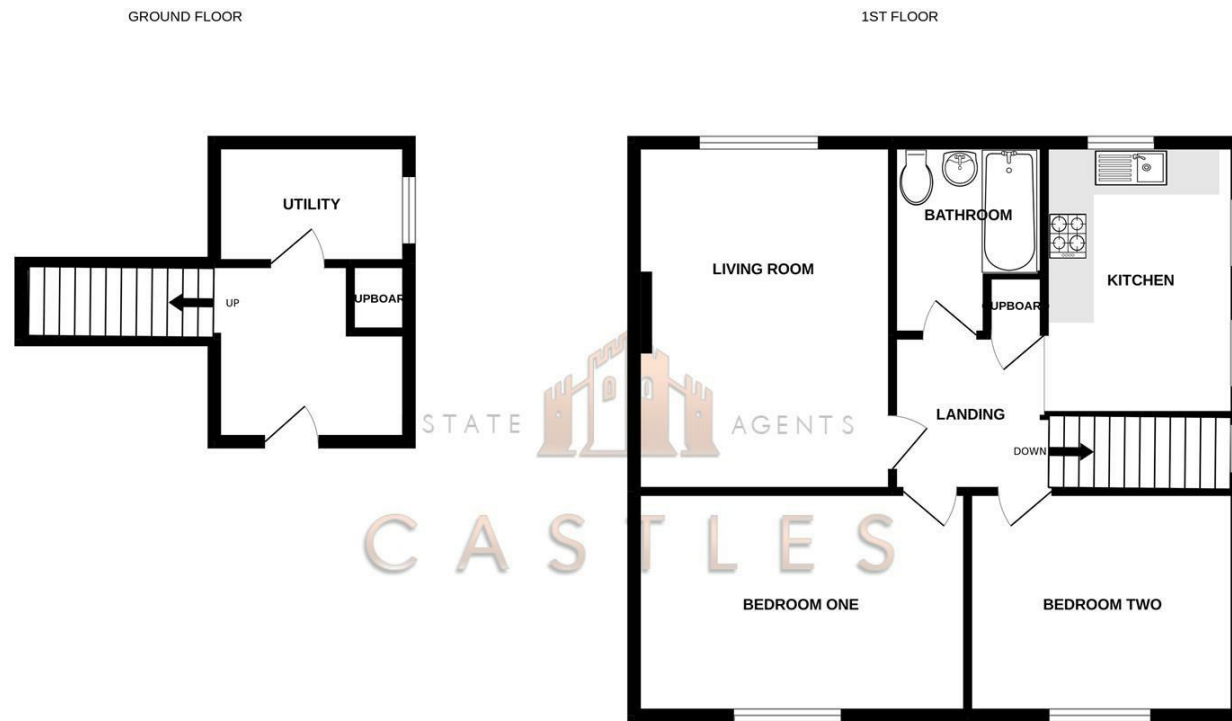


Floor Plan



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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17 Norgett Way  
Fareham, PO16 9JE

We are pleased to welcome to the market this well presented two bedroom maisonette with private garden located in Norgett Way, Portchester.

Upon entry there are two rooms being used for storage on the ground floor before heading upstairs to the accommodation.

The property consists of a lounge room, modern kitchen, modern bathroom and two double bedrooms.

Externally there is a large private garden to the rear of the property.

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

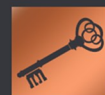
Offers over £220,000

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	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 17 Norgett Way

Fareham, PO16 9JE



- MAISONETTE
- PRIVATE GARDEN
- MODERN BATHROOM
- IDEAL FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- CLOSE TO LOCAL SHOPS
- POPULAR PORTCHESTER LOCATION

### LOUNGE

15'1" x 11'1" (4.6 x 3.4)

### KITCHEN

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

### BATHROOM

8'10" x 6'2" (2.7 x 1.9)

### BEDROOM ONE

14'5" x 9'10" (4.4 x 3.0)

### BEDROOM TWO

10'9" x 9'10" (3.3 x 3.0)

### STORAGE ROOM

6'10" x 5'6" (2.1 x 1.7)

### 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.

### 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.

### Lease Information

Lease Length: 85 Years Remaining

Ground Rent: £10

Service Charge £500

Please be aware this information has been provided by the seller to the best of his knowledge and will be clarified precisely by your solicitor.

