

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100)		Very environmentally friendly - lower CO ₂ emissions A (21-24)	
Energy efficient - lower running costs B (81-91)		Environmentally friendly - lower CO ₂ emissions B (25-27)	
Decent energy efficiency - lower running costs C (69-80)		Some environmental benefits - lower CO ₂ emissions C (28-30)	
Some energy efficiency - lower running costs D (55-68)		Not very environmentally friendly - higher CO ₂ emissions D (31-35)	
Not very energy efficient - higher running costs E (39-54)		Not environmentally friendly - higher CO ₂ emissions E (36-38)	
Energy inefficient - higher running costs F (21-38)		Not environmentally friendly - higher CO ₂ emissions F (39-45)	
Very energy inefficient - highest running costs G (1-20)		Not environmentally friendly - higher CO ₂ emissions G (46-48)	
71	85		

England & Wales EU Directive 2002/91/EC



113 The Crossway
Fareham, PO16 8NP

Castles are pleased to welcome to the market this four bedroom semi detached house with off road parking in the popular location of The Crossway, Portchester.

The property is well presented throughout and consists of a large lounge with multi-fuel wood burner, open plan kitchen diner, utility room, downstairs shower room and large conservatory completing the ground floor.

Moving upstairs there are four bedrooms, three of which are fair sized doubles and one smaller single. There is also a shower room on this level so two in total within the property.

Externally there is off road parking for two vehicles on the front driveway. There is side access into the garden which includes a garage and a shed for storage.

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

Offers in excess of £340,000

DIRECTORS

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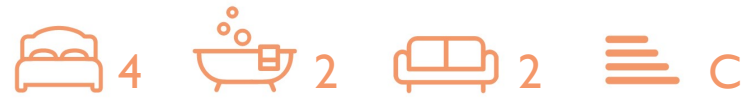


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113 The Crossway

Fareham, PO16 8NP



- FOUR BEDROOMS
- OFF ROAD PARKING
- WOOD BURNER
- PORTCHESTER
- CLOSE TO LOCAL SHOPS
- TWO BATHROOMS
- SEMI DETACHED
- LARGE CONSERVATORY
- GARAGE
- CLOSE TO TRANSPORT LINKS

LOUNGE
14'5" x 12'1" (4.4 x 3.7)

KITCHEN
8'10" x 10'9" (2.7 x 3.3)

DINING ROOM
8'2" x 11'9" (2.5 x 3.6)

UTILITY ROOM
8'10" x 5'2" (2.7 x 1.6)

SHOWER ROOM
5'1" x 6'6" (1.55 x 2)

CONSERVATORY
16'5" x 8'10" (5.02 x 2.7)

BEDROOM ONE
7'10" x 20'0" (2.4 x 6.1)

BEDROOM TWO
9'6" x 8'6" (2.9 x 2.6)

BEDROOM THREE
8'6" x 13'5" (2.6 x 4.1)

BEDROOM FOUR
7'6" x 6'2" (2.3 x 1.9)

SHOWER ROOM
4'7" x 5'10" (1.4 x 1.8)

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.

