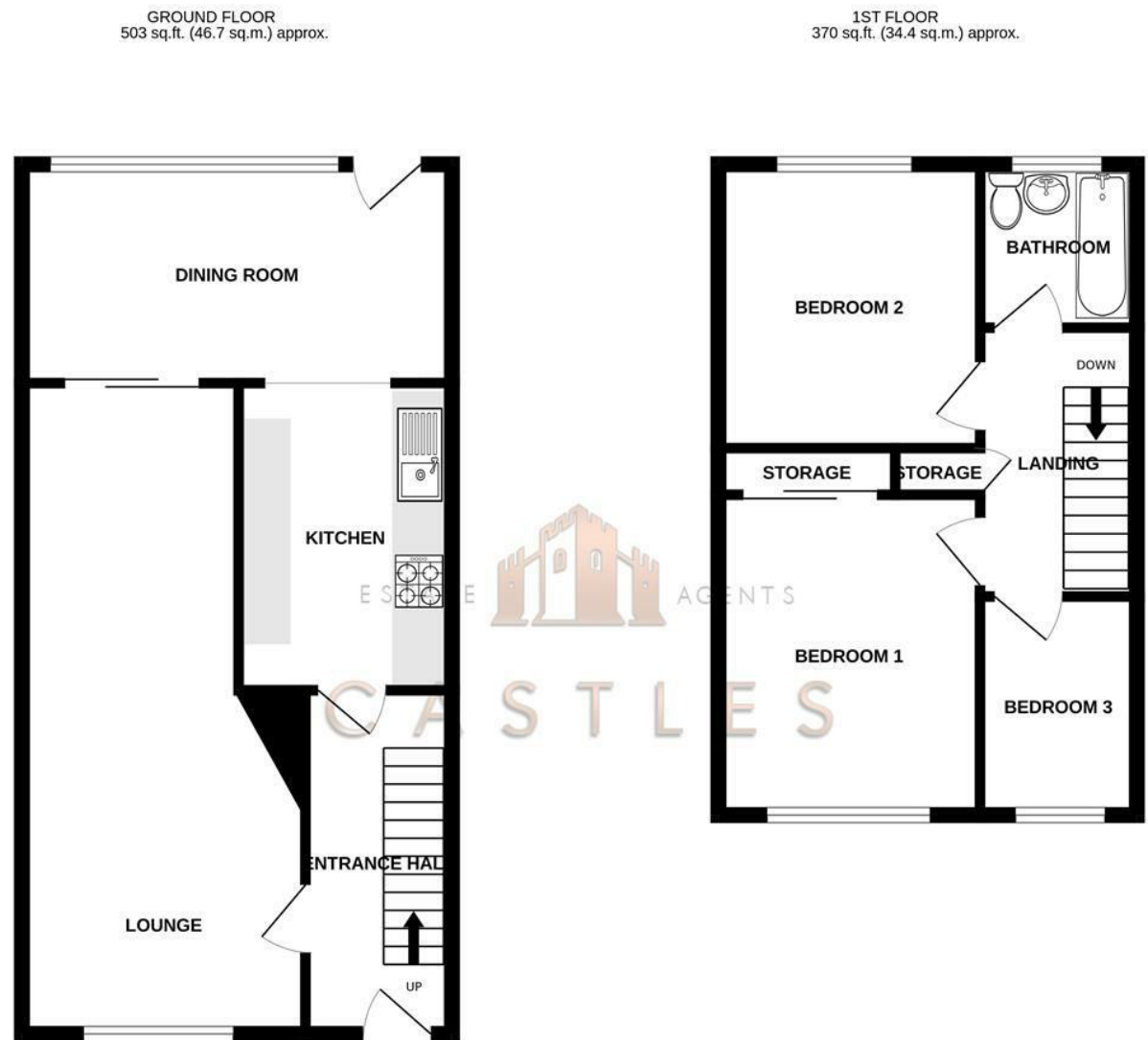


Floor Plan



**TOTAL FLOOR AREA:** 873 sq.ft. (81.1 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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**181 West Street**  
**Fareham, PO16 9UB**

We are pleased to welcome to the market this three bedroom mid terrace property with garage in the popular location of West Street, Portchester.

The ground floor consists of an open plan lounge diner with sliding doors opening into a conservatory and a kitchen.

Upstairs there are three bedrooms and a family bathroom.

The property is well presented throughout but does need some updating in areas.

Externally there is front and rear gardens and the property does benefit from a garage to the rear accessible via a service road behind.

This property would make a great first time buy for anyone looking to get onto the ladder. Equally this would make an ideal buy to let property for any landlord looking to add to their portfolio as the current rental income is £1100PCM.

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

**Offers over £265,000**

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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(10 plus) <b>A</b>	
(81-91) <b>B</b>		(10-11) <b>B</b>	
(69-80) <b>C</b>		(10-10) <b>C</b>	
(55-68) <b>D</b>		(10-10) <b>D</b>	
(39-54) <b>E</b>		(10-10) <b>E</b>	
(21-38) <b>F</b>		(10-10) <b>F</b>	
(1-20) <b>G</b>		(10-10) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

DIRECTORS

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# 181 West Street

Fareham, PO16 9UB



- THREE BEDROOMS
- GARAGE AT REAR
- CENTRAL PORTCHESTER LOCATION
- MID TERRACE
- OPEN PLAN LOUNGE DINER
- CLOSE TO LOCAL SHOPS

### LOUNGE

10'5" x 23'7" (3.2 x 7.2)

### DINER

15'5" x 7'10" (4.7 x 2.4)

### KITCHEN

8'10" x 7'10" (2.7 x 2.4)

### HALLWAY

5'2" x 12'5" (1.6 x 3.8)

### BATHROOM

5'10" x 5'2" (1.8 x 1.6)

### BEDROOM 1

9'6" x 13'5" (2.9 x 4.1)

### BEDROOM 2

9'6" x 10'2" (2.9 x 3.1)

### BEDROOM 3

6'2" x 7'10" (1.9 x 2.4)

### 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. 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.

### Staff Disclosure

We would like to make it clear that the seller of this property is on of the Directors of Castles Estate Agents.

