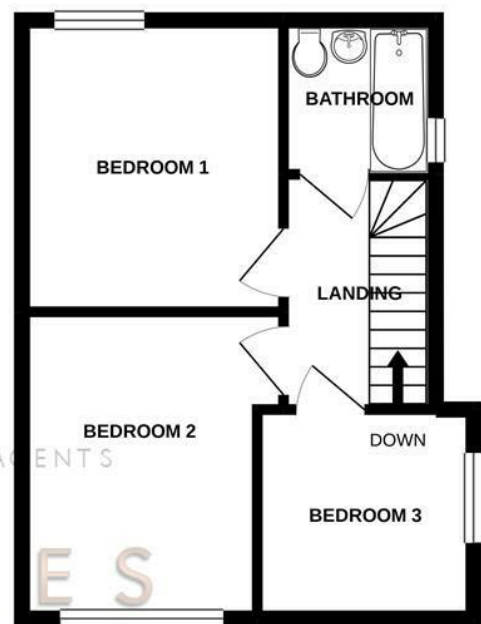


Floor Plan

GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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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>		(10-15) <b>B</b>	
(69-80) <b>C</b>		(16-20) <b>C</b>	
(55-68) <b>D</b>		(21-25) <b>D</b>	
(39-54) <b>E</b>		(26-30) <b>E</b>	
(21-38) <b>F</b>		(31-35) <b>F</b>	
(1-20) <b>G</b>		(36-40) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



**27 Crescent Road**  
**Fareham, PO16 0HJ**

Castles are pleased to welcome to the market this three bedroom end of terrace property with plenty of off road parking located in Crescent Road, Fareham.

The property is well presented throughout and upon entering the home the ground floor consists of a spacious open plan lounge kitchen diner combined with a conservatory to the rear.

Moving upstairs there are three bedrooms and a family bathroom.

Externally there is plenty of off road parking for 3/4 vehicles to the side of the property with access into the south facing garden. At the end of the garden there is also the bonus of a large lock up.

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

**Offers over £300,000**

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 27 Crescent Road

Fareham, PO16 0HJ



- THREE BEDROOMS
- OFF ROAD PARKING FOR 3/4 CARS
- WELL PRESENTED THROUGHOUT
- LARGE LOCK UP IN GARDEN
- OPEN PLAN LIVING
- SOUTH FACING GARDEN
- CLOSE TO LOCAL FAREHAM SHOPS
- CLOSE TO FAREHAM TRAIN STATION

**ENTRANCE HALLWAY**  
7'6" x 5'6" (2.3 x 1.7)

**LOUNGE**  
12'1" x 10'9" (3.7 x 3.3)

**KITCHEN DINER**  
16'8" x 11'5" (5.1 x 3.5)

**CONSERVATORY**  
16'8" x 7'6" (5.1 x 2.3)

**BEDROOM ONE**  
10'9" x 9'6" (3.3 x 2.9)

**BEDROOM TWO**  
11'1" x 9'6" (3.4 x 2.9)

**BEDROOM THREE**  
8'2" x 7'6" (2.5 x 2.3)

**BATHROOM**  
5'6" x 5'6" (1.7 x 1.7)

**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.

