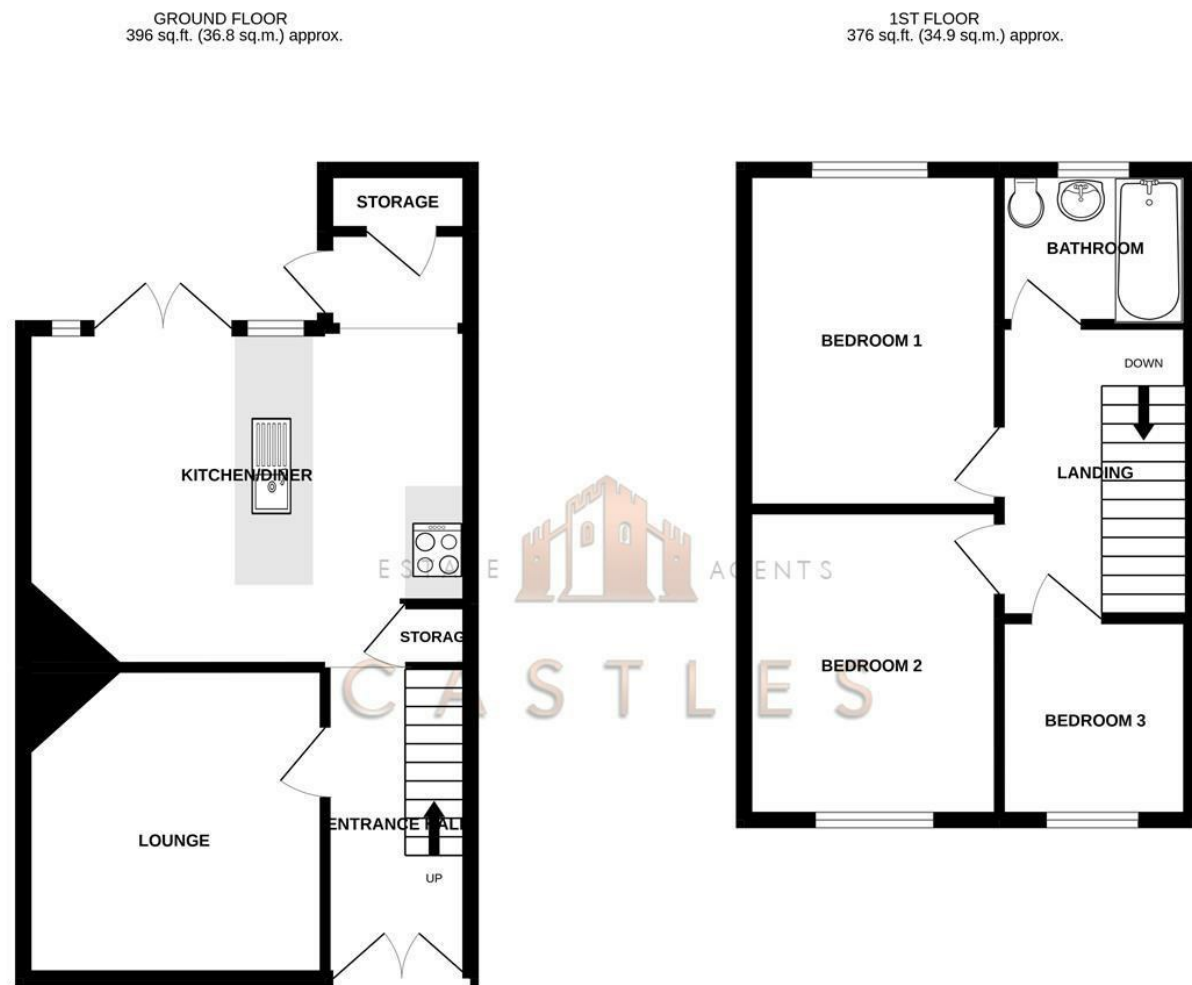


Floor Plan



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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**7 Wicor Mill Lane**  
**Fareham, PO16 9EQ**

Castles are pleased to welcome to the market this three bedroom mid terrace property with off road parking for up to four cars in the popular location of Wicor Mill Lane, Portchester.

The property is well presented throughout and the ground floor consists of a new open plan kitchen diner across the rear and lounge room to the front. Moving upstairs there are three bedrooms, two of which are doubles, and one smaller. A family bathroom completes the first floor accommodation.

Externally the property has parking for two cars on the front and also for two cars to the rear. The garden is a fair size and is of a south west aspect.

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

**Offers over £325,000**

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 (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (10-15) <b>A</b>	
(85-91) <b>B</b>		(16-20) <b>B</b>	
(69-84) <b>C</b>		(21-25) <b>C</b>	
(55-68) <b>D</b>		(26-30) <b>D</b>	
(39-54) <b>E</b>		(31-35) <b>E</b>	
(21-38) <b>F</b>		(36-40) <b>F</b>	
(1-20) <b>G</b>		(41-45) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

DIRECTORS

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# 7 Wicor Mill Lane

Fareham, PO16 9EQ



- THREE BEDROOMS
- OFF ROAD PARKING FOR 4 CARS
- OPEN PLAN KITCHEN DINER
- SOUTH WEST FACING GARDEN
- CLOSE TO THE WATERFRONT
- CLOSE TO LOCAL SHOPS
- WELL PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUY

### LOUNGE

10'9" x 11'1" (3.3 x 3.4)

### KITCHEN DINER

16'0" x 12'1" (4.9 x 3.7)

### BATHROOM

5'6" x 5'2" (1.7 x 1.6)

### BEDROOM ONE

12'1" x 10'2" (3.7 x 3.1)

### BEDROOM TWO

11'1" x 8'10" (3.4 x 2.7)

### BEDROOM THREE

7'2" x 6'10" (2.2 x 2.1)

### 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.

### 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.

### 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.

