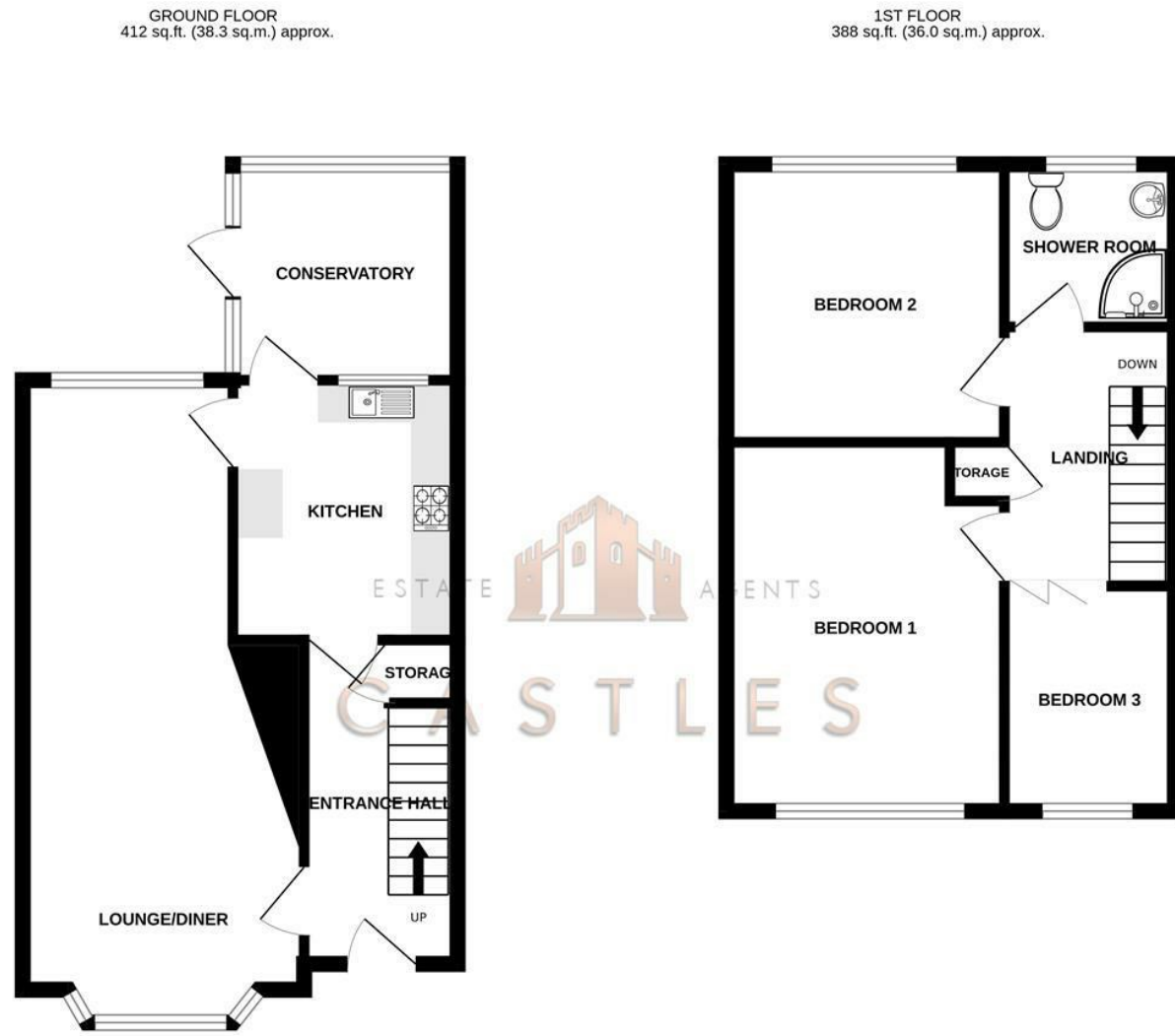


Floor Plan



TOTAL FLOOR AREA: 800 sq.ft. (74.3 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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8 The Close
Fareham, PO16 8AZ

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking and garage situated in the popular Portchester location of The Close.

The property is well presented throughout and the ground floor consists of an open plan lounge diner, modern fitted kitchen and a conservatory to the rear which is currently being utilised as a utility room.

Moving upstairs there are three bedrooms in total and a modern tiled shower room.

Externally there is off road parking to the front via a driveway for two vehicles. The rear garden is well presented and fairly low maintenance featuring paved areas and part lawn with a summer house at the bottom. To the rear of the property is a garage.

Local shops are a short walk away and Portchester Train Station is a five minutes walk down the road.

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

Offers over £275,000

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 ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| A (92-100) | | A (21-24) | |
| B (81-91) | | B (13-21) | |
| C (69-80) | | C (8-13) | |
| D (55-68) | | D (4-8) | |
| E (39-54) | | E (2-4) | |
| F (21-38) | | F (1-2) | |
| G (1-20) | | G (0-1) | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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8 The Close

Fareham, PO16 8AZ



- THREE BEDROOMS
- OFF ROAD PARKING
- OPEN PLAN LOUNGE DINER
- CLOSE TO LOCAL SHOPS
- MID TERRACE
- GARAGE
- MODERN FITTED KITCHEN
- WELL PRESENTED THROUGHOUT

LOUNGE

10'2" x 23'11" (3.1 x 7.3)

KITCHEN

8'2" x 9'6" (2.5 x 2.9)

CONSERVATORY

8'2" x 7'10" (2.5 x 2.4)

BEDROOM 1

10'2" x 13'5" (3.1 x 4.1)

BEDROOM 2

10'2" x 10'2" (3.1 x 3.1)

BEDROOM 3

6'2" x 8'2" (1.9 x 2.5)

SHOWER ROOM

5'10" x 5'10" (1.8 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.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed.

