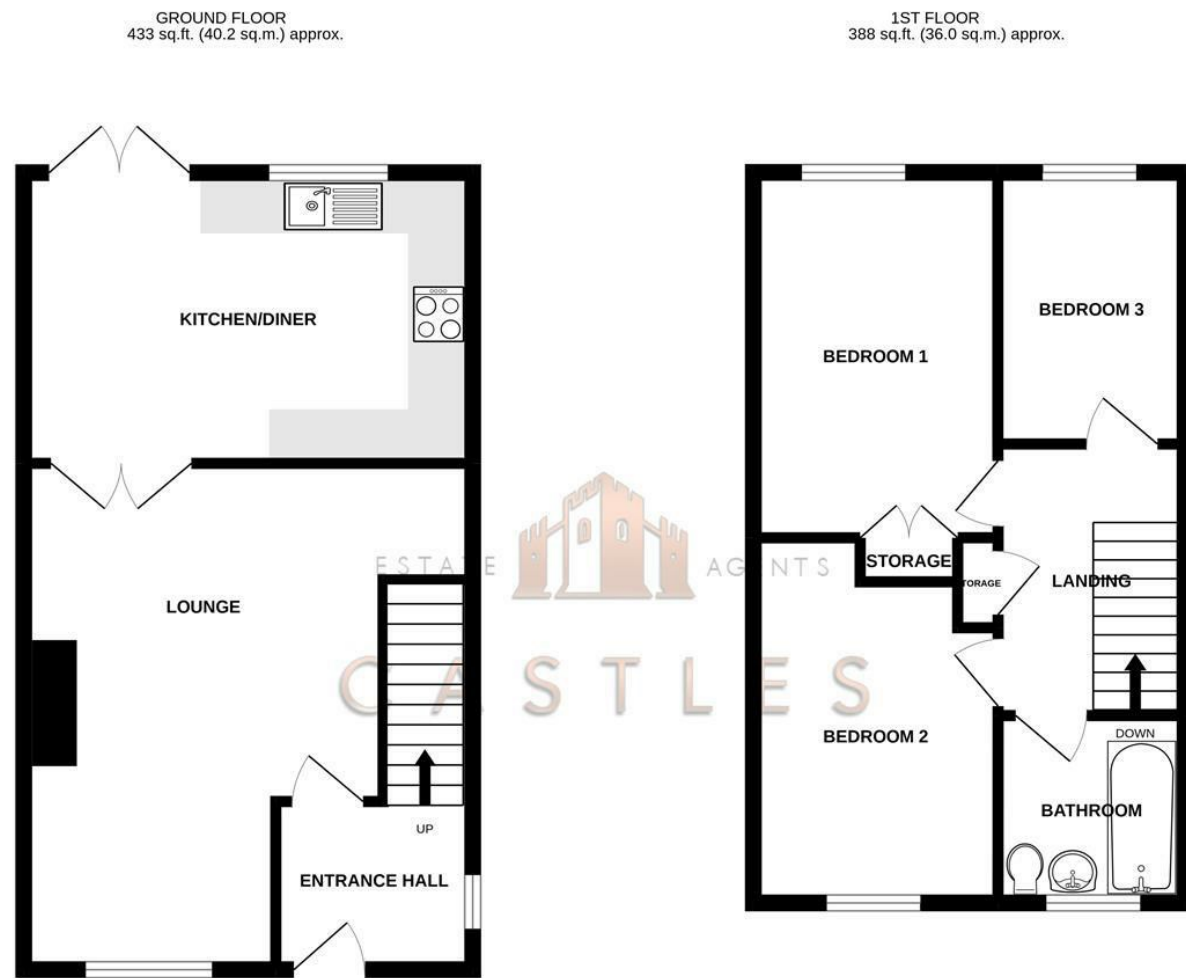


Floor Plan



TOTAL FLOOR AREA : 821 sq.ft. (76.2 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 ₂) Rating | |
|--|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92-100) A | | Very environmentally friendly - lower CO ₂ emissions (20-24) A | |
| (85-91) B | | (25-29) B | |
| (69-84) C | | (30-34) C | |
| (55-68) D | | (35-39) D | |
| (39-54) E | | (40-44) E | |
| (21-38) F | | (45-49) F | |
| (1-20) G | | (50-55) G | |
| 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 |

14 Boxwood Close
Fareham, PO16 8TQ

Castles are pleased to welcome to the market this three bedroom semi detached property with off road parking in the highly popular location of Boxwood Close, Portchester.

The property is well presented throughout featuring a spacious lounge room to the front with double doors into a modern kitchen diner area that spans the whole rear of the property. There are also double doors from here out on to the low maintenance garden.

Moving upstairs there are three bedrooms, two of which are fair sized double bedrooms. Completing the first floor accommodation is a fair size family bathroom.

Externally the property is situated in a peaceful cul-de-sac set back in the corner and has space for two parking spaces in front of the home. There is side access which takes you to the rear garden which is a fair size and is west facing.

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

Offers over £325,000

DIRECTORS

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14 Boxwood Close

Fareham, PO16 8TQ



- THREE BEDROOMS
- MODERN THROUGHOUT
- CUL-DE-SAC LOCATION
- POPULAR LOCATION
- OFF ROAD PARKING
- WEST FACING GARDEN
- MODERN KITCHEN
- GOOD TRANSPORT LINKS

ENTRANCE HALLWAY

5'10" x 4'11" (1.8 x 1.5)

LOUNGE

17'8" x 15'5" (5.4 x 4.7)

KITCHEN DINER

15'5" x 10'2" (4.7 x 3.1)

BEDROOM ONE

12'9" x 8'6" (3.9 x 2.6)

BEDROOM TWO

12'9" x 8'6" (3.9 x 2.6)

BEDROOM THREE

9'6" x 6'6" (2.9 x 2.0)

BATHROOM

8'10" x 6'6" (2.7 x 2.0)

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.

