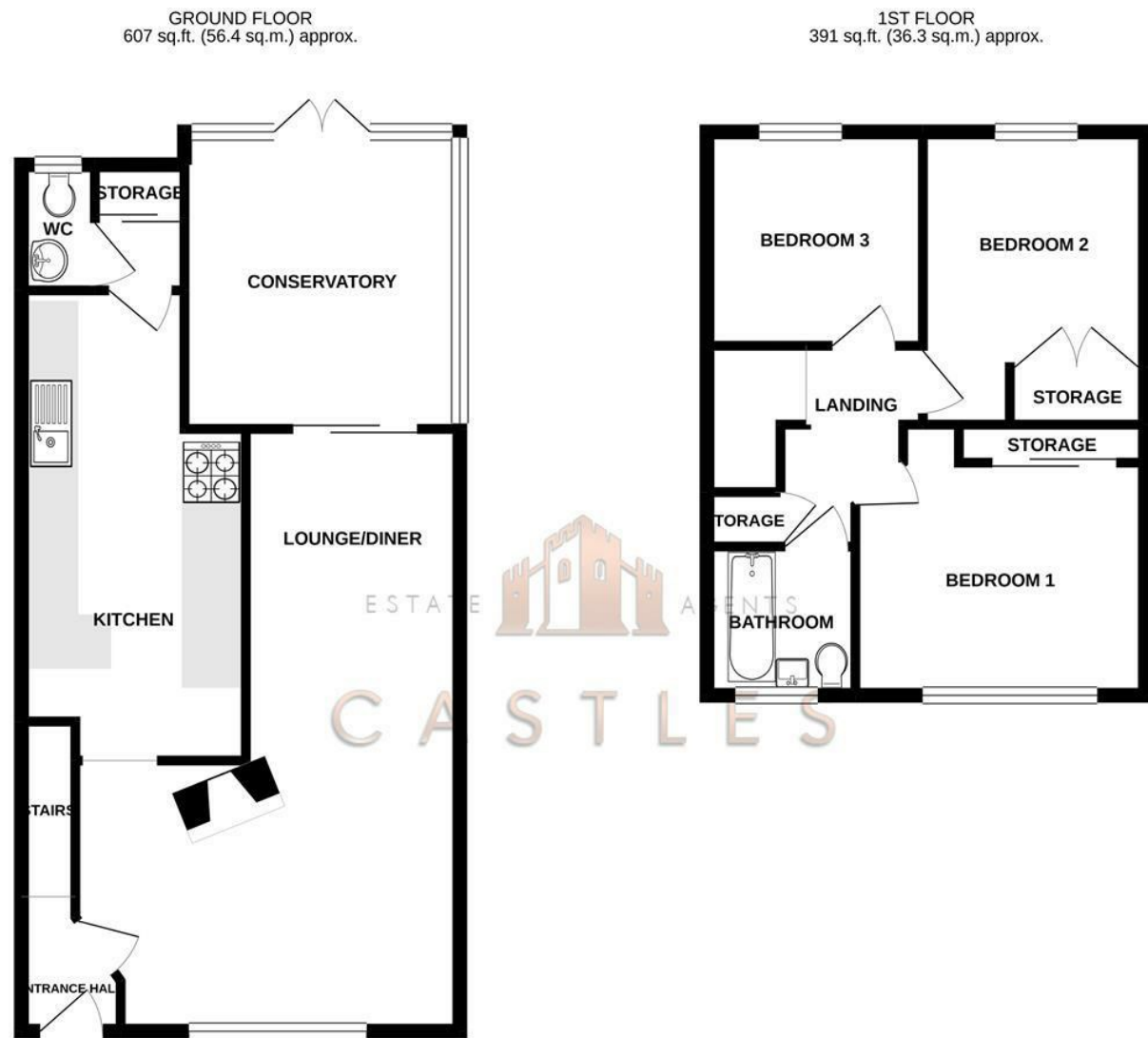


Floor Plan



TOTAL FLOOR AREA: 998 sq.ft. (92.7 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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**68 Carlton Road**  
**Fareham, PO16 8JH**

\*\*\* THREE BEDROOM MID TERRACE + GARAGE \*\*\*

Castles are pleased to welcome to the market this three bedroom mid terrace house located on the hill slopes in Carlton Road, Portchester.

On the ground floor the property consists of an open plan lounge/diner, kitchen, conservatory, downstairs w/c and a large conservatory. Upstairs there are three bedrooms, two of which are doubles and one smaller bedroom. There is also a family bathroom. The main bedroom features some great views of the solent.

The garden is a fair size and features rear access which leads you to where the garage is situated.

The property benefits from gas central heating and is double glazed.

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

**Offers over £260,000**

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 firms 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	A	A
(92 plus)	(10 plus)	B	B
(81-91)	(21-91)	C	C
(69-80)	(35-80)	D	D
(55-68)	(50-54)	E	E
(39-54)	(61-65)	F	F
(21-38)	(81-85)	G	G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

DIRECTORS

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**68 Carlton Road**  
Fareham, PO16 8JH



- THREE BEDROOMS
- GARAGE
- OPEN PLAN LOUNGE DINER
- REAR ACCESS

- VIEWS OF THE SOLENT
- THREE YEAR OLD BOILER
- CONSERVATORY
- PORTCHESTER LOCATION

**LOUNGE/DINER**

13'9" x 23'11" (4.2 x 7.3)

**KITCHEN**

18'8" x 8'10" (5.7 x 2.7)

**CONSERVATORY**

10'9" x 11'9" (3.3 x 3.6)

**W/C**

4'11" x 3'0" (1.5 x 0.93)

**BEDROOM ONE**

10'2" x 11'9" (3.1 x 3.6)

**BEDROOM TWO**

8'10" x 11'5" (2.7 x 3.5)

**BEDROOM TREE**

8'6" x 8'6" (2.6 x 2.6)

**BATHROOM**

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.

