

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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37 King George Road
Fareham, PO16 9RL

We are pleased to welcome to the market this three bedroom semi detached property with off road parking and garage in the popular Portchester location of King George Road.

The property benefits from a double storey rear extension so a fair bit of extra living space on offer.

The ground floor consists of a dining room to the front, extended kitchen breakfast room and a lounge room with access to conservatory.

Moving upstairs there are three double bedrooms and a family bathroom.

Externally there is off road parking to the front for two cars. Via a wide shared driveway there is also a garage. The garden is a generous size and is South facing so plenty of sunshine throughout the day.

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

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 plus) A (81-91)		Very environmentally friendly - lower CO ₂ emissions (20 plus) A (10-20)	
(69-80) B		(10-20) B	
(55-68) C		(10-20) C	
(39-54) D		(10-20) D	
(29-38) E		(10-20) E	
(15-28) F		(10-20) F	
(1-14) G		(10-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
68	84		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

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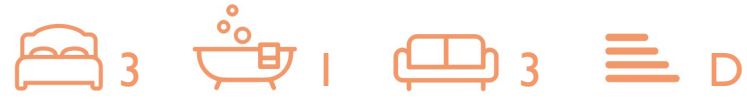
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Offers over £350,000

37 King George Road

Fareham, PO16 9RL



- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- DOUBE STOREY REAR EXTENSION
- CONSERVATORY
- GARAGE
- CLOSE TO LOCAL SHOPS

DINING ROOM

13'5" x 11'1" (4.1 x 3.4)

LOUNGE

12'1" x 11'9" (3.7 x 3.6)

KITCHEN

9'10" x 19'0" (3.0 x 5.8)

CONSERVATORY

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

BATHROOM

6'10" x 6'2" (2.1 x 1.9)

BEDROOM 1

13'5" x 12'1" (4.1 x 3.7)

BEDROOM 2

12'5" x 12'1" (3.8 x 3.7)

BEDROOM 3

9'6" x 17'4" (2.9 x 5.3)

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 at our cost 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 and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

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.

