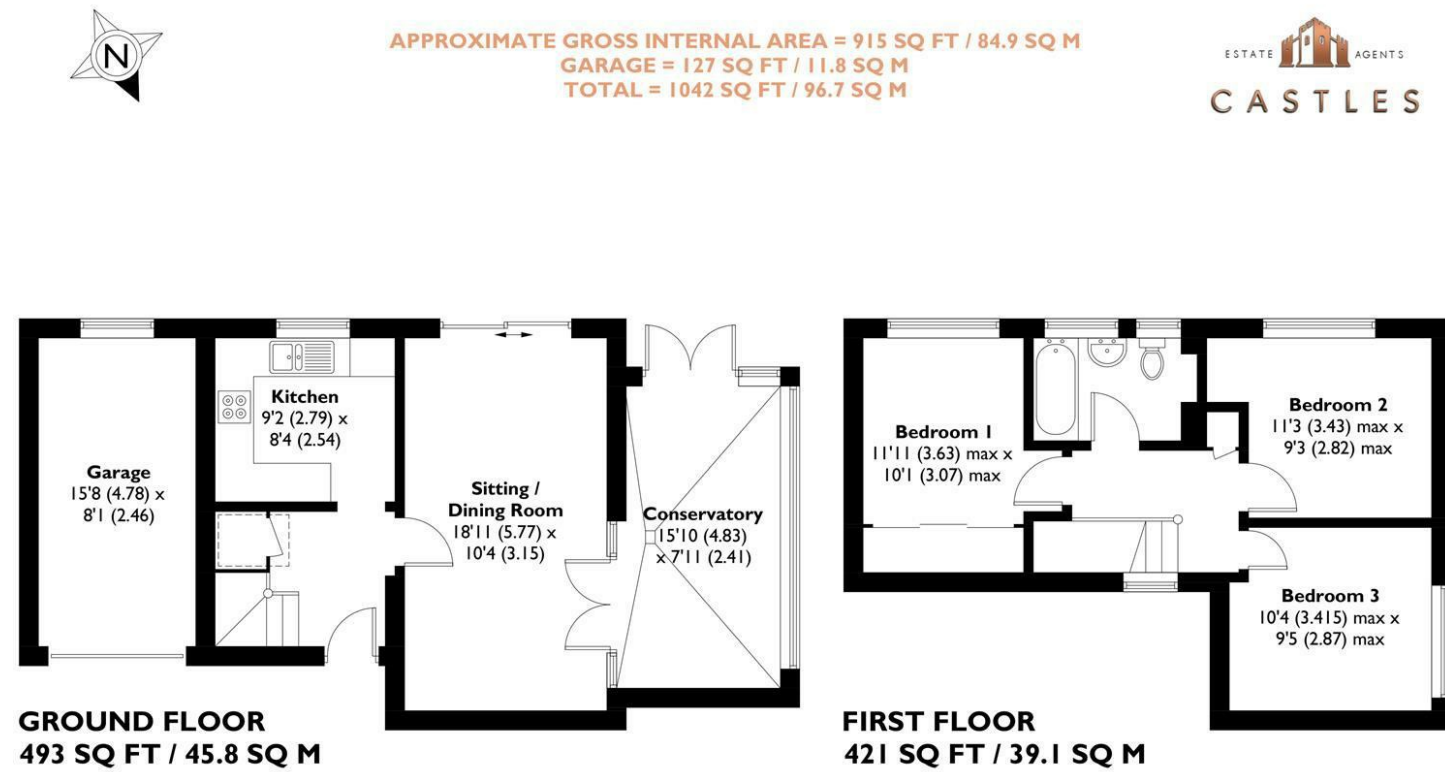
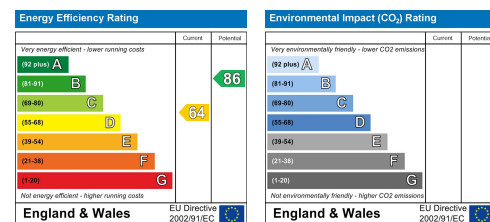


Floor Plan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1163889)
 Produced for Castles Estate Agents

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9 Cormorant Close
Fareham, PO16 8AS

We are pleased to welcome to the market this three bedroom end of terrace property with integral garage and off road parking located in Cormorant Close, Portchester,

The property is well presented throughout and the ground floor consists of a generous size lounge with access into large conservatory which has dining functionality and study space. There is a modern fitted kitchen and integral garage completing the ground floor accommodation.

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

Externally the rear garden is a generous size, landscaped with low maintenance. The garden is South facing so plenty of sunshine throughout the day.

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

Offers over £325,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
 PORTCHESTER
 PO16 9QD



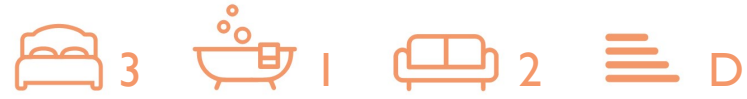
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 GARY@CASTLESESTATES.CO.UK
 SEAN@CASTLESESTATES.CO.UK

9 Cormorant Close

Fareham, PO16 8AS



- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- LOUNGE DINER
- PLAYING FEILDS
- GARAGE
- LARGE CORNER PLOT
- SOUTH FACING GARDEN
- IDEAL FIRST TIME BUY

SITTING / DINING ROOM

18'8" x 10'2" (5.7 x 3.1)

CONSERVATORY

15'8" x 7'10" (4.8 x 2.4)

KITCHEN

8'10" x 8'2" (2.7 x 2.5)

BEDROOM ONE

11'9" x 9'10" (3.6 x 3.0)

BEDROOM TWO

11'1" x 9'2" (3.4 x 2.8)

BEDROOM THREE

11'1" x 9'2" (3.4 x 2.8)

BATHROOM

GARAGE

15'5" x 7'10" (4.7 x 2.4)

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.

