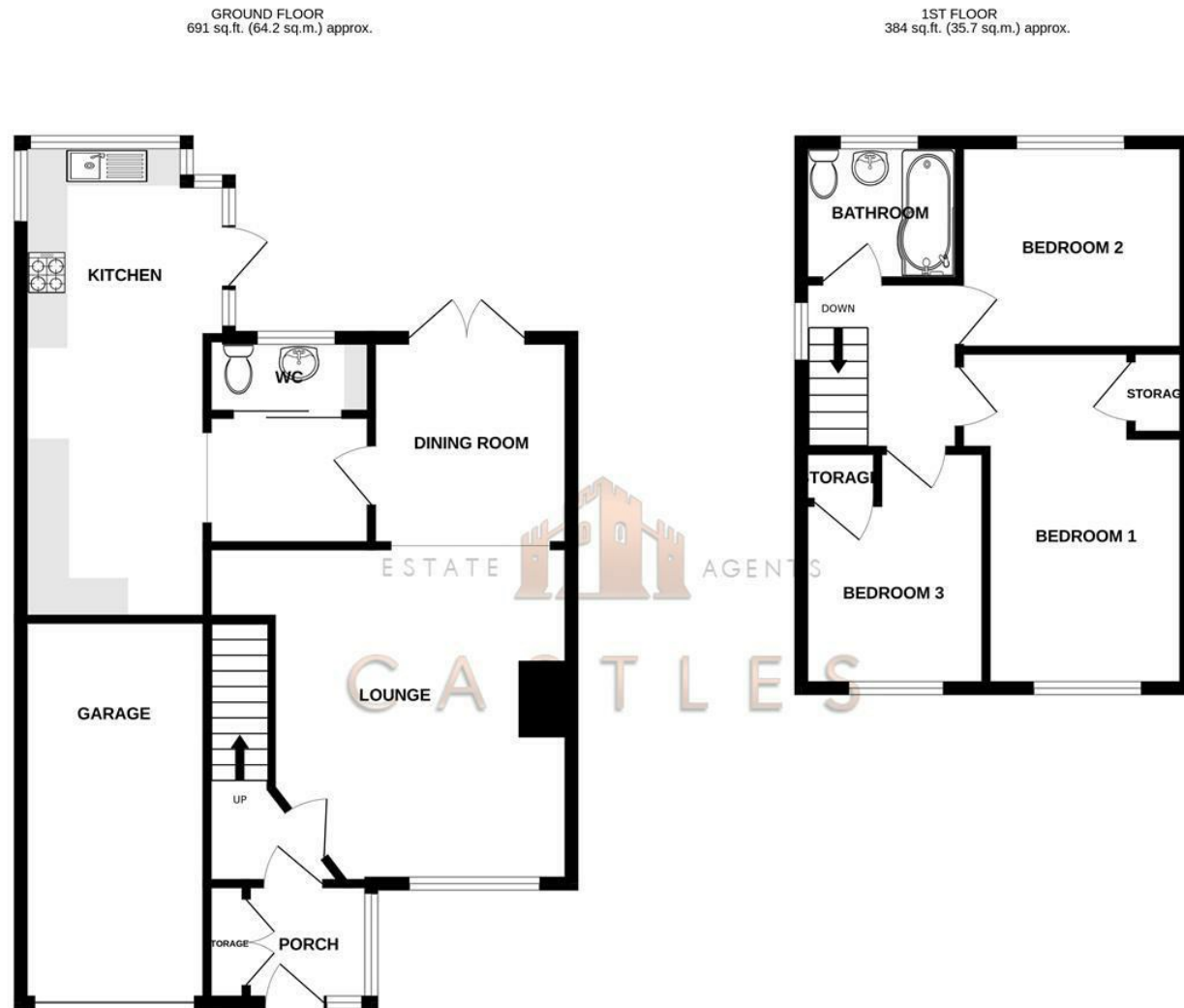


Floor Plan



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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12 Quintrel Avenue
Fareham, PO16 9TE

We are pleased to welcome to the market this three bedroom semi detached property with off road parking and integral garage located in Quintrel Avenue, Portchester.

The property is well presented throughout and the ground floor consists of an open plan lounge diner, w/c and utility room and a modern fitted extended kitchen.

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

Externally there is a front garden along with parking on the front for one vehicle. The rear garden is a generous and features a decked seating area with lawns and rear access.

A new combi boiler was installed by British Gas in 2022 with yearly service. Wicor school is close by and the property is in Cams catchment area.

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

Offers over £325,000

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 (92 plus) A (81-91)		Very environmentally friendly - lower CO ₂ emissions (20 plus) A (10-21)	
(69-80) B		(10-21) B	
(55-68) C		(8-9) C	
(39-54) D		(6-7) D	
(21-38) E		(4-5) E	
(1-20) F		(3) F	
Not energy efficient - higher running costs (1) G		Not environmentally friendly - higher CO ₂ emissions (1) G	
83	61		

England & Wales EU Directive 2002/91/EC

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

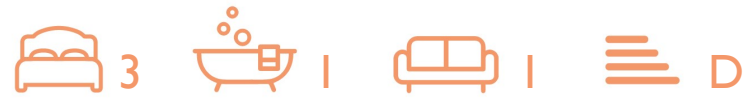


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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

12 Quintrel Avenue

Fareham, PO16 9TE



- THREE BEDROOMS
- EXTENDED MODERN KITCHEN
- INTEGRAL GARAGE
- QUIET CUL-DE-SAC LOCATION
- MODERN BATHROOM
- OPEN PLAN LOUNGE DINER
- OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS

LOUNGE

12'9" x 14'5" (3.9 x 4.4)

DINING ROOM

8'6" x 8'10" (2.6 x 2.7)

KITCHEN

8'10" x 19'8" (2.7 x 6.0)

W/C & UTILITY

7'2" x 3'3" (2.2 x 1.0)

BATHROOM

6'10" x 5'10" (2.1 x 1.8)

BEDROOM 1

9'6" x 14'5" (2.9 x 4.4)

BEDROOM 2

9'6" x 8'6" (2.9 x 2.6)

BEDROOM 3

6'6" x 10'2" (2.0 x 3.1)

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.

