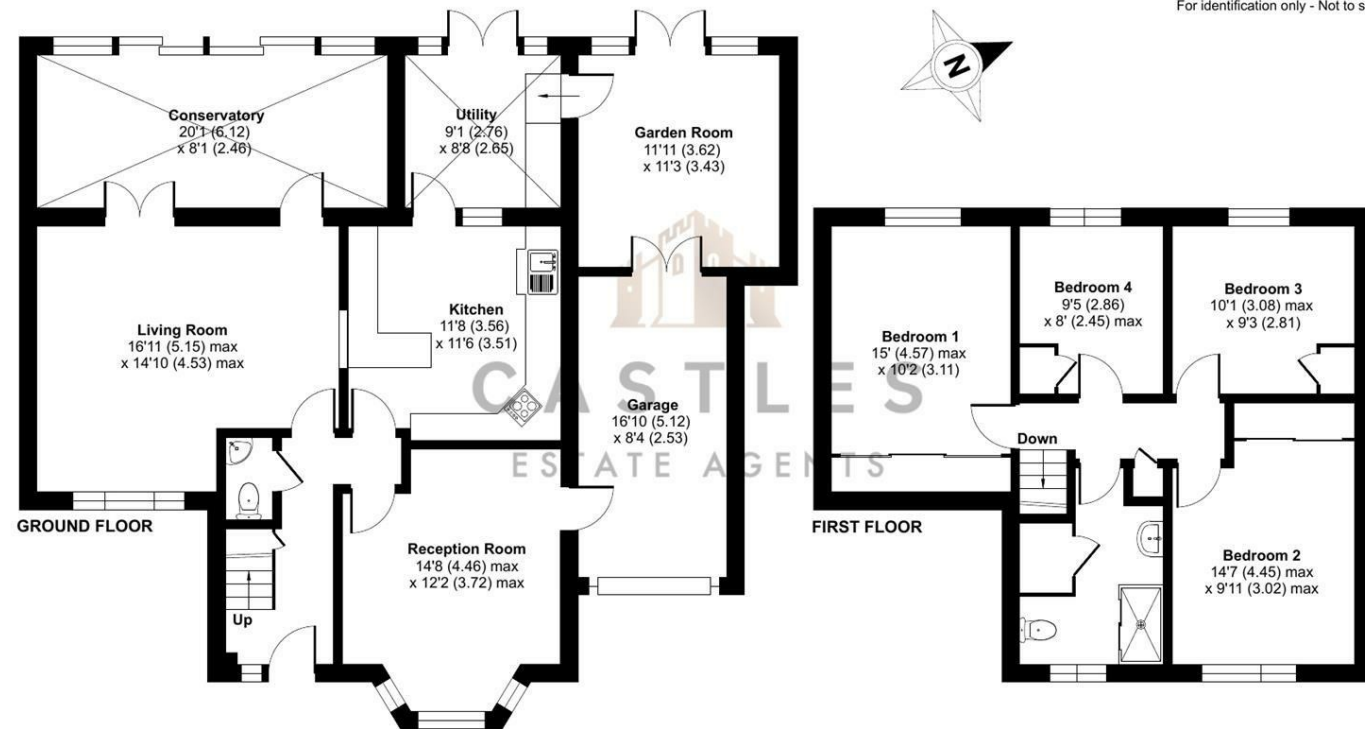

Approximate Area = 1671 sq ft / 155.2 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1810 sq ft / 168.1 sq m
For identification only - Not to scale



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

Rating	Current	Target
Very energy efficient - lower running costs	92 (plus) A	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Target
Very environmentally friendly - lower CO ₂ emissions	89 (plus) A	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

England & Wales



We are pleased to welcome to the market this four bedroom semi detached family home with off road parking and garage in the popular Portchester location of The Keep.

The property is extremely well presented throughout and the ground floor consists of two generous reception rooms, one at the front of the home and one in the centre which is open plan into the conservatory. There is a modern fitted kitchen which has access into the utility room. A rear extension has been added behind the garage providing extra space in the way of a garden room. The entrance hallway to the home features a downstairs w/c also.

Moving upstairs there are four bedrooms in total and a modern shower room.

Externally there is off road parking in front of the garage and the garage is located next to the property. The rear garden is easy to maintain made up of astro turf and flower bed surrounds.

For more information or to arrange a viewing on this large family home please call Castles today.

Asking price £475,000

www.castlestates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

38 The Keep

Fareham, PO16 9PR



- FOUR BEDROOMS
- GARAGE
- WEST FACING GARDEN
- QUIET CUL-DE-SAC LOCATION
- SEMI DETACHED
- OFF ROAD PARKING
- LARGE FAMILY HOME
- CLOSE TO PORTCHESTER VILLAGE

RECEPTION ROOM
14'5" x 12'1" (4.4 x 3.7)

KITCHEN
11'5" x 11'5" (3.5 x 3.5)

LIVING ROOM
16'8" x 14'9" (5.1 x 4.5)

CONSERVATORY
20'0" x 7'10" (6.1 x 2.4)

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

GARDEN ROOM
11'9" x 11'1" (3.6 x 3.4)

BEDROOM ONE
14'9" x 10'2" (4.5 x 3.1)

BEDROOM TWO
14'5" x 9'10" (4.4 x 3.0)

BEDROOM THREE
9'10" x 9'2" (3.0 x 2.8)

BEDROOM FOUR
9'2" x 7'10" (2.8 x 2.4)

SHOWER ROOM

GARAGE
16'8" x 8'2" (5.1 x 2.5)

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 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.

