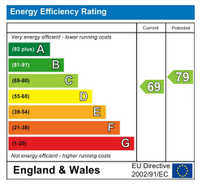
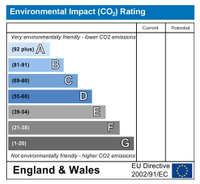
Floor Plan



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.





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CASTLES

ESTATE AGENTS









16 Portchester Road

Fareham, PO16 8PT

We are pleased to welcome to the market this detached three bedroom property situated on a substantial plot with potential to develop in Portchester Road.

The property has off road parking in abundance and a huge garage/workshop to the front.

The property requires a little updating but is a fair size. The ground floor consists of a large lounge room, kitchen situated at the rear and a separate dining room to the front which is currently being utilised as a sewing room. Moving upstairs there is a four piece family bathroom and three bedrooms. Two are a really generous size and the one smaller is being used as an office.

Externally there is off road parking to the front for multiple vehicles with access into the garage/workshop.

The rear garden is substantial and previous planning submissions have gone in regarding big rear extensions along with the potential to build a new dwelling at the end of the garden.

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

Offers over £650,000

16 Portchester Road

Fareham, PO16 8PT

3 1 2 C

- THREE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- DEVELOPMENT POTENTIAL
- MECHANICS GARAGE/WORKSHOP
- SUBSTANTIAL PLOT
- DETACHED PROPERTY

LOUNGE
13'5" x 25'3" (4.1 x 7.7)

DINING ROOM
14'5" x 12'5" (4.4 x 3.8)

KITCHEN
19'8" x 9'6" (6.0 x 2.9)

ENTRANCE HALL
6'2" x 15'5" (1.9 x 4.7)

BATHROOM
8'10" x 6'6" (2.7 x 2.0)

BEDROOM 1
14'1" x 18'4" (4.3 x 5.6)

BEDROOM 2
13'5" x 14'5" (4.1 x 4.4)

BEDROOM 3
17'4" x 6'6" (5.3 x 2.0)

GARAGE
21'3" x 36'1" (6.5 x 11.0)

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.

