

Floor Plan



TOTAL FLOOR AREA: 885 sq.ft. (82.2 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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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	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(20-24) A
(81-91) B			(25-29) B
(69-80) C			(30-34) C
(55-68) D			(35-39) D
(39-54) E			(40-44) E
(21-38) F			(45-49) F
(1-20) G			(50-55) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



99 Castle Street
Fareham, PO16 9QX

We are pleased to welcome to the market this exceptional three bedroom end of terrace property with off road parking a stones throw from Portchester Castle in Castle Street, Portchester.

The ground floor of this home features a pleasant lounge room to the front, dining room in the centre of the home with a modern fitted kitchen and utility room to the rear. There is lots of natural light flooding into the home.

Moving upstairs there are two double bedrooms, one single bedroom and a family bathroom.

Externally the property has off road parking to the front with side access into the rear garden. The rear garden is a really generous size featuring paved walkways, lawns, flower beds and vegetable patch at the end with shed.

Portchester Castle and the waterfront is a few minutes stroll away and so are the shops of the Portchester village.

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

Asking price £375,000

99 Castle Street Fareham, PO16 9QX



- THREE BEDROOMS
- OFF ROAD PARKING
- SOUTH WEST FACING REAR GARDEN
- TWO RECEPTION ROOMS
- PORTCHESTER VILLAGE SHOPS NEARBY
- END OF TERRACE
- GENEROUS REAR GARDEN
- SIDE ACCESS
- SHORT WALK TO PORTCHESTER CASTLE
- WATERFRONT A SHORT WALK AWAY

LOUNGE

13'5" x 15'8" x 11'1" (4.1 x 4.8 x 3.4)

DINING ROOM

13'1" x 10'2" (4.0 x 3.1)

KITCHEN

7'10" x 9'10" (2.4 x 3.0)

UTILITY ROOM

7'2" x 5'2" (2.2 x 1.6)

BEDROOM 1

13'1" x 10'9" (4.0 x 3.3)

BEDROOM 2

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

BATHROOM

3'7" x 9'2" (1.1 x 2.8)

BEDROOM 3

7'6" x 5'6" (2.3 x 1.7)

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.

