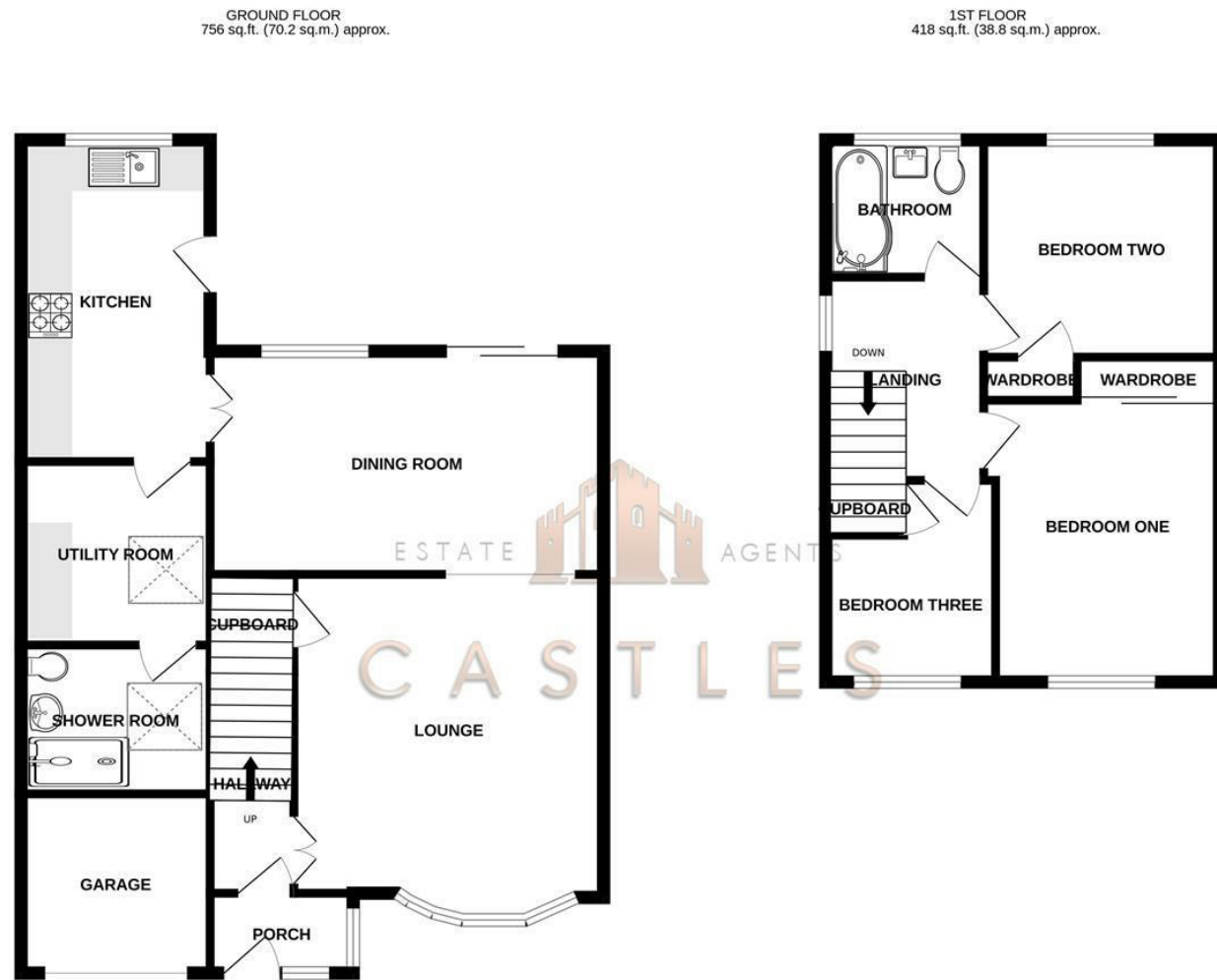


Floor Plan



TOTAL FLOOR AREA: 1174 sq.ft. (109.0 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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**39 Kilmiston Drive**  
Fareham, PO16 8EG

We are pleased to welcome to the market this three bedroom semi detached property with off road parking in the popular Portchester location of Kilmiston Drive.

The property has been extended and is very well presented throughout.

The ground floor consists of an entrance porch, spacious lounge room which opens into the dining room. The dining room has sliding doors that open out onto the garden so lots of natural light throughout the home. From here you move through into the kitchen which is a far size and is accessible to the utility room and downstairs shower room.

Moving upstairs there are three bedrooms all with built in storage and a family bathroom. The bedrooms to the front of the property offer great views of the solent.

Externally there is off road parking to the front for 1-2 cars with the garage accessible from the driveway however this is more of a storage room now as the rear of the garage has been utilised as extra accommodation. The rear garden is a fair size and is made up of decked areas, paved and shingle.

For more information or to arrange a viewing on this property 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91)		Very environmentally friendly - lower CO <sub>2</sub> emissions (20 plus) <b>A</b> (10-15)	
(69-80) <b>B</b>		(16-19) <b>B</b>	
(55-68) <b>C</b>		(12-15) <b>C</b>	
(39-54) <b>D</b>		(8-11) <b>D</b>	
(29-38) <b>E</b>		(4-7) <b>E</b>	
(21-28) <b>F</b>		(1-3) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions (0-3) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899



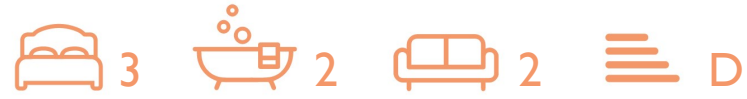
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SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



# 39 Kilmiston Drive

Fareham, PO16 8EG



- THREE BEDROOMS
- EXTENDED
- GARAGE
- PEACEFUL LOCATION
- GOOD TRANSPORT LINKS

- TWO BATHROOMS
- OFF ROAD PARKING
- SOLENT VIEWS
- CLOSE TO LOCAL SHOPS
- CLOSE TO HILL PARK

**PORCH**  
6'2" x 4'3" (1.9 x 1.3)

**LOUNGE**  
13'5" x 12'1" (4.1 x 3.7)

**DINING ROOM**  
16'0" x 10'2" (4.9 x 3.1)

**KITCHEN**  
12'9" x 7'6" (3.9 x 2.3)

**UTILITY ROOM**  
8'2" x 7'6" (2.5 x 2.3)

**SHOWER ROOM**  
7'6" x 6'6" (2.3 x 2.0)

**BEDROOM ONE**  
12'9" x 9'2" (3.9 x 2.8)

**BEDROOM TWO**  
9'6" x 9'2" (2.9 x 2.8)

**BEDROOM THREE**  
10'2" x 6'6" (3.1 x 2.0)

**BATHROOM**  
6'2" x 5'10" (1.9 x 1.8)

**GARAGE**  
7'2" x 7'6" (2.2 x 2.3)

**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.

**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 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.

