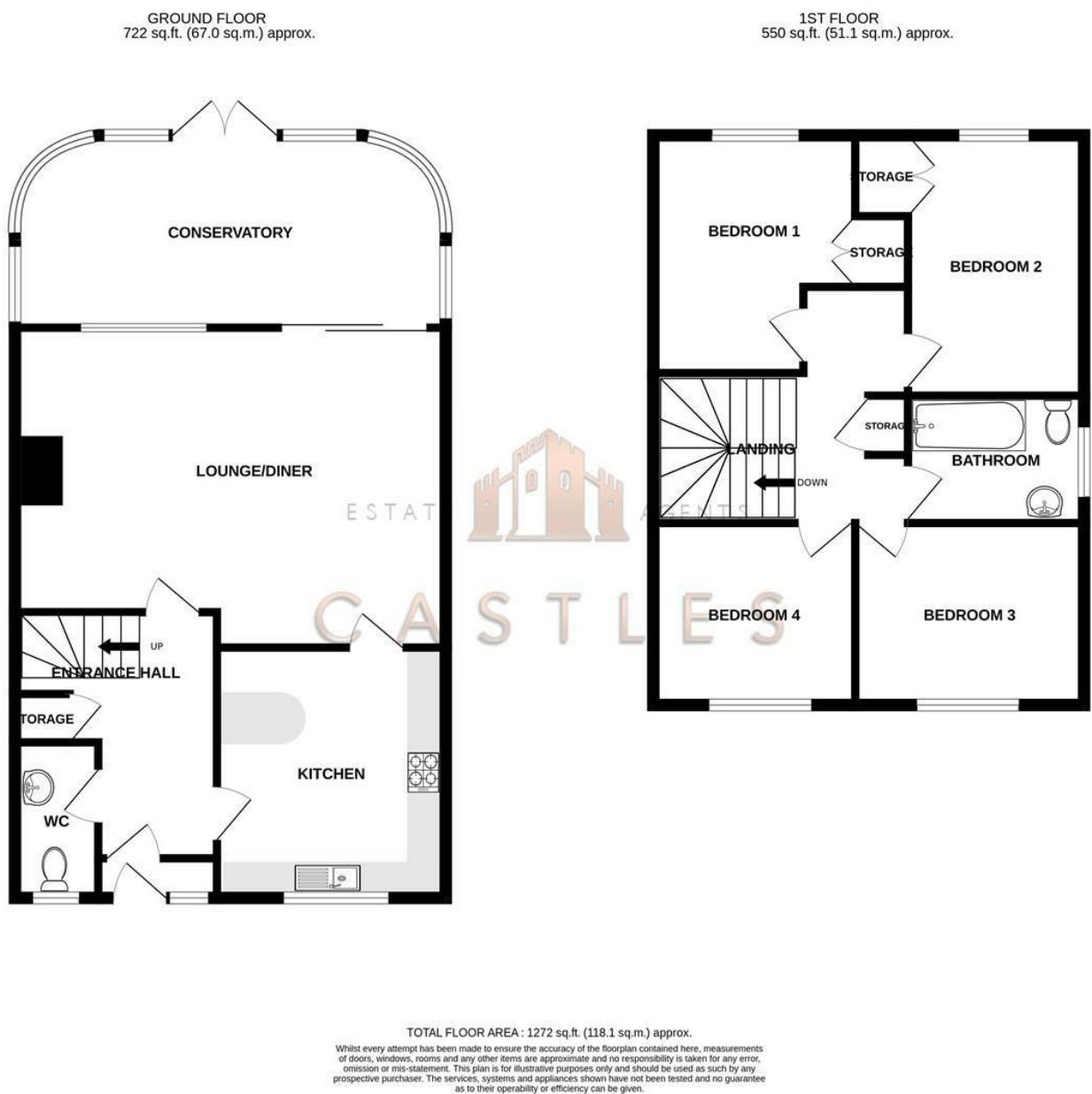


Floor Plan



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	B		
(89-80) B	C		
(75-60) C	D		
(59-50) D	E		
(21-38) E	F		
(1-12) F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(21-38) E	F		
(1-20) F	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



CASTLES
ESTATE AGENTS



27 Jute Close

Fareham, PO16 8EZ

*** OPEN DAY - PLEASE CALL TO BOOK YOUR ALLOCATED APPOINTMENT ***

We are pleased to welcome to the market this four bedroom end of terrace property with garage in the quiet cul-de-sac location of Jute Close, Portchester.

The property is a generous size and the ground floor consists of an entrance hall with access to downstairs w/c and kitchen and lounge. From the lounge you can access the large conservatory which has double doors out onto the raised decked area in the garden. The garden is south facing so plenty of sunshine throughout the day.

Moving upstairs there are four bedrooms in total, all of which are a generous size. The two bedrooms to the rear of the property have fantastic views over the solent. There is a modern family bathroom and landing space which completes the first floor accommodation.

Externally there is a front garden which could easily be converted into off road parking, subject to local planning consents of course. There is also a garage in a block along from the property. Side access is available leading to the rear garden which features a raised decked seating area, astro turf lawns and shed for storage.

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

Offers over £350,000

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Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

27 Jute Close

Fareham, PO16 8EZ



- FOUR BEDROOMS
- SOUTH FACING GARDEN
- CONSERVATORY

KITCHEN
10'9" x 11'9" (3.3 x 3.6)

W/C
3'11" x 7'2" (1.2 x 2.2)

LOUNGE/DINER
21'3" x 15'1" x 11'9" (6.5 x 4.6 x 3.6)

CONSERVATORY
18'8" x 8'10" (5.7 x 2.7)

BATHROOM
8'2" x 5'10" (2.5 x 1.8)

BEDROOM 1
9'10" x 11'1" x 7'2" x 7'2" (3.0 x 3.4 x 2.2 x 2.2)

BEDROOM 2
9'2" x 12'1" (2.8 x 3.7)

BEDROOM 3
11'1" x 8'6" (3.4 x 2.6)

BEDROOM 4
9'10" x 8'6" (3.0 x 2.6)

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.

