

Floor Plan



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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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169 Gosport Road
Fareham, PO16 0QD

Castles are pleased to welcome to the market this three bedroom semi detached property in Gosport Road, Fareham.

The property is well presented throughout and benefits from a brand new kitchen with underfloor heating. There is a large open plan lounge diner and a fair sized conservatory to the rear. The garden is pretty long and is south/west facing so plenty of space and sunshine. There is side access to the garden from the front of the property.

Moving upstairs there are two large double bedrooms and one smaller bedroom. Completing the upstairs is the family bathroom.

This home would make an ideal first time purchase for those looking to get their foot on the ladder.

For any investors out there this property would rent for approximately £1100pcm providing you with a 5.2% return based on the current asking price.

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

Offers over £240,000

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91)		Very environmentally friendly - lower CO ₂ emissions (20 plus) A (15-21)	
B (69-80)		B (10-14)	
C (55-68)		C (7-9)	
D (39-54)		D (4-6)	
E (29-38)		E (2-3)	
F (13-28)		F (1)	
G (1-12)		G (0)	
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

DIRECTORS

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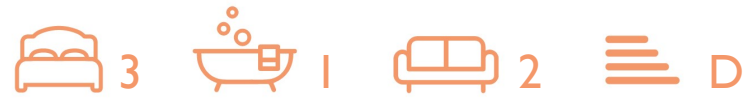
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- THREE BEDROOMS
- BRAND NEW KITCHEN
- SOUTH WEST FACING GARDEN
- LONG GARDEN
- CLOSE TO TRANSPORT LINKS
- SEMI DETACHED
- OPEN PLAN LOUNGE DINER
- SIDE ACCESS
- CLOSE TO LOCAL SHOPS
- UNDER FLOOR HEATING IN KITCHEN

LOUNGE/DINER

27'2" x 10'5" (8.3 x 3.2)

KITCHEN

14'5" x 8'10" (4.4 x 2.7)

CONSERVATORY

7'10" x 9'10" (2.4 x 3)

BEDROOM ONE

13'9" x 11'9" (4.2 x 3.6)

BEDROOM TWO

8'6" x 12'1" (2.6 x 3.7)

BEDROOM THREE

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

BATHROOM

5'10" x 5'6" (1.8 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.

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.

