


Approximate Area = 998 sq ft / 92.7 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 1145 sq ft / 106.3 sq m
For identification only - Not to scale



We are pleased to welcome to the market this three bedroom semi-detached property with off road parking and garage in the popular cul-de-sac location of Tamar Close, Portchester. This property is being sold with No Forward Chain.

The ground floor consists of an entrance hallway, lounge room to the front with an open plan kitchen diner across the middle and rear of the property. Accessible from the kitchen is a utility room and shower room.

Externally you have a front garden, driveway to the front side with space for up to three vehicles and a garage. The garden is South facing featuring paved areas and astro turf.

Offers over £375,000

Energy Efficiency Rating

| Rating | Current | Potential |
|---|-----------------|-----------------|
| Very energy efficient - lower running costs | 82 (blue bar) | 82 (blue bar) |
| Not energy efficient - higher running costs | 59 (orange bar) | 59 (orange bar) |

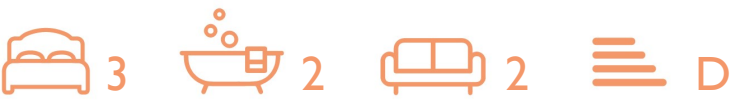
Environmental Impact (CO₂) Rating

| Rating | Current | Potential |
|---|-----------------|-----------------|
| Very environmentally friendly - lower CO ₂ emissions | 82 (blue bar) | 82 (blue bar) |
| Not environmentally friendly - higher CO ₂ emissions | 59 (orange bar) | 59 (orange bar) |

VAT Number: 356389459

3 Tamar Close

Fareham, PO16 8QF



- THREE BEDROOMS
- GARAGE & DRIVEWAY
- REAR EXTENSION
- OPEN PLAN KITCHEN DINER
- SEMI DETACHED
- NO FORWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- TWO BATHROOMS

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

KITCHEN
18'4" x 9'6" (5.6 x 2.9)

DINING ROOM
10'2" x 9'2" (3.1 x 2.8)

UTILITY

SHOWER ROOM

BEDROOM ONE
13'5" x 9'2" (4.1 x 2.8)

BEDROOM TWO
9'10" x 9'6" (3.0 x 2.9)

BEDROOM THREE
9'2" x 6'6" (2.8 x 2.0)

BATHROOM

GARAGE
17'4" x 8'2" (5.3 x 2.5)

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.

