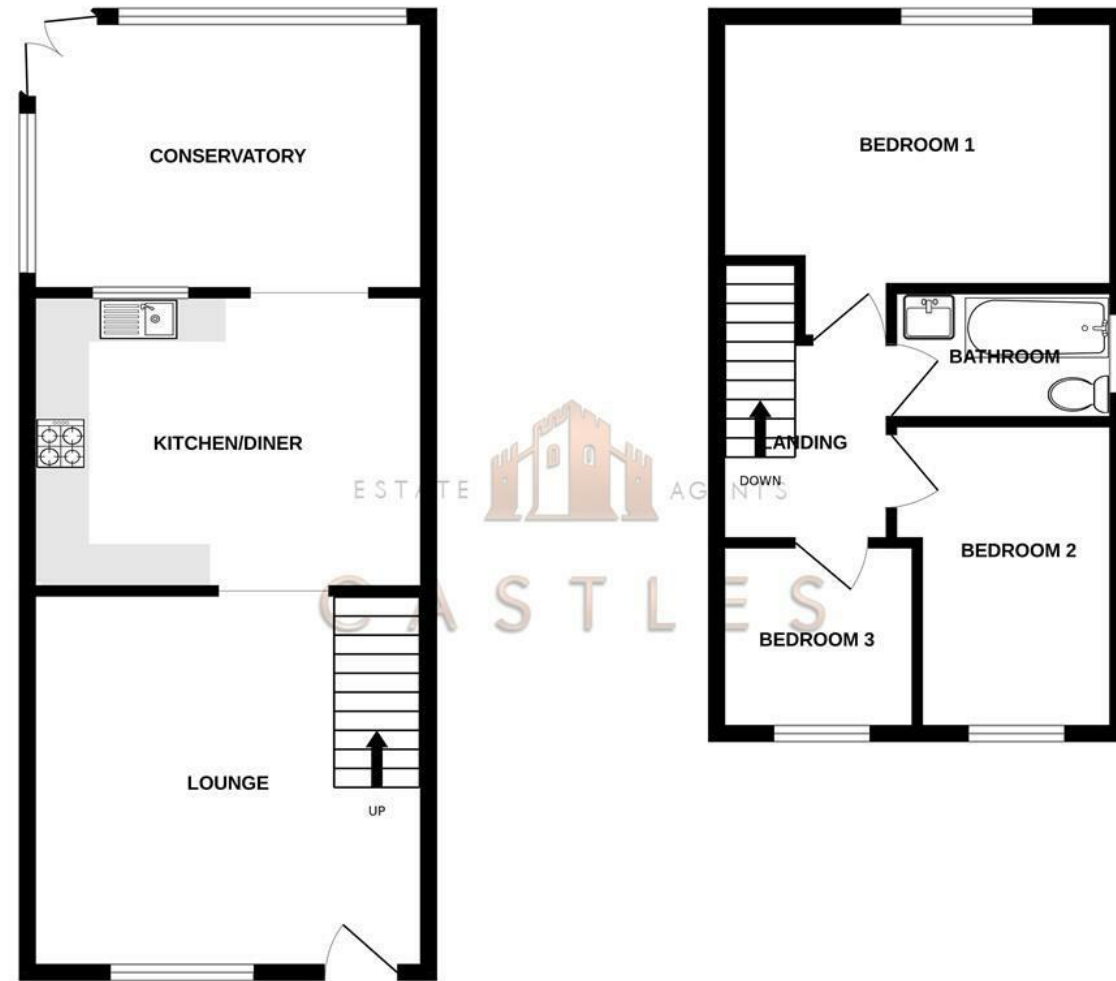


Floor Plan

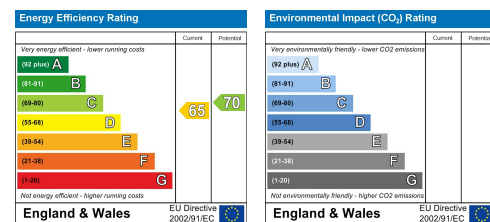
GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.



17 The Copse  
Fareham, PO15 6EG

We are pleased to welcome to the market this three bedroom semi detached property with off road parking in the popular cul-de-sac location of The Copse, Fareham.

The property is well presented throughout and the ground floor consists of a spacious lounge room which is open plan into the modern fitted kitchen diner featuring integrated appliances and a conservatory to the rear.

The first floor consists of three bedrooms and a new modern family bathroom.

Externally there is off road parking via a driveway down the side of the home for two vehicles. The property benefits from side access into the rear garden which is a generous size.

The property features solar panels and they are owned outright on feed in tariff receiving cheques quarterly.

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

Offers over £300,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899

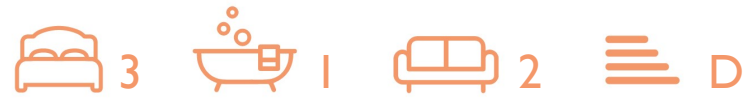


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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 17 The Copse

Fareham, PO15 6EG



- THREE BEDROOMS
- OFF ROAD PARKING
- OPEN PLAN LIVING
- NEW BATHROOM
- SEMI DETACHED
- CUL-DE-SAC LOCATION
- MODERN KITCHEN
- IDEAL FIRST TIME BUY

### LOUNGE

13'9" x 13'1" (4.2 x 4.0)

### KITCHEN/DINER

13'9" x 10'2" (4.2 x 3.1)

### CONSERVATORY

13'1" x 9'6" (4.0 x 2.9)

### BATHROOM

7'6" x 4'7" (2.3 x 1.4)

### BEDROOM 1

13'9" x 11'1" (4.2 x 3.4)

### BEDROOM 2

7'6" x 9'6" (2.3 x 2.9)

### BEDROOM 3

6'10" x 6'6" (2.1 x 2.0)

### 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. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

