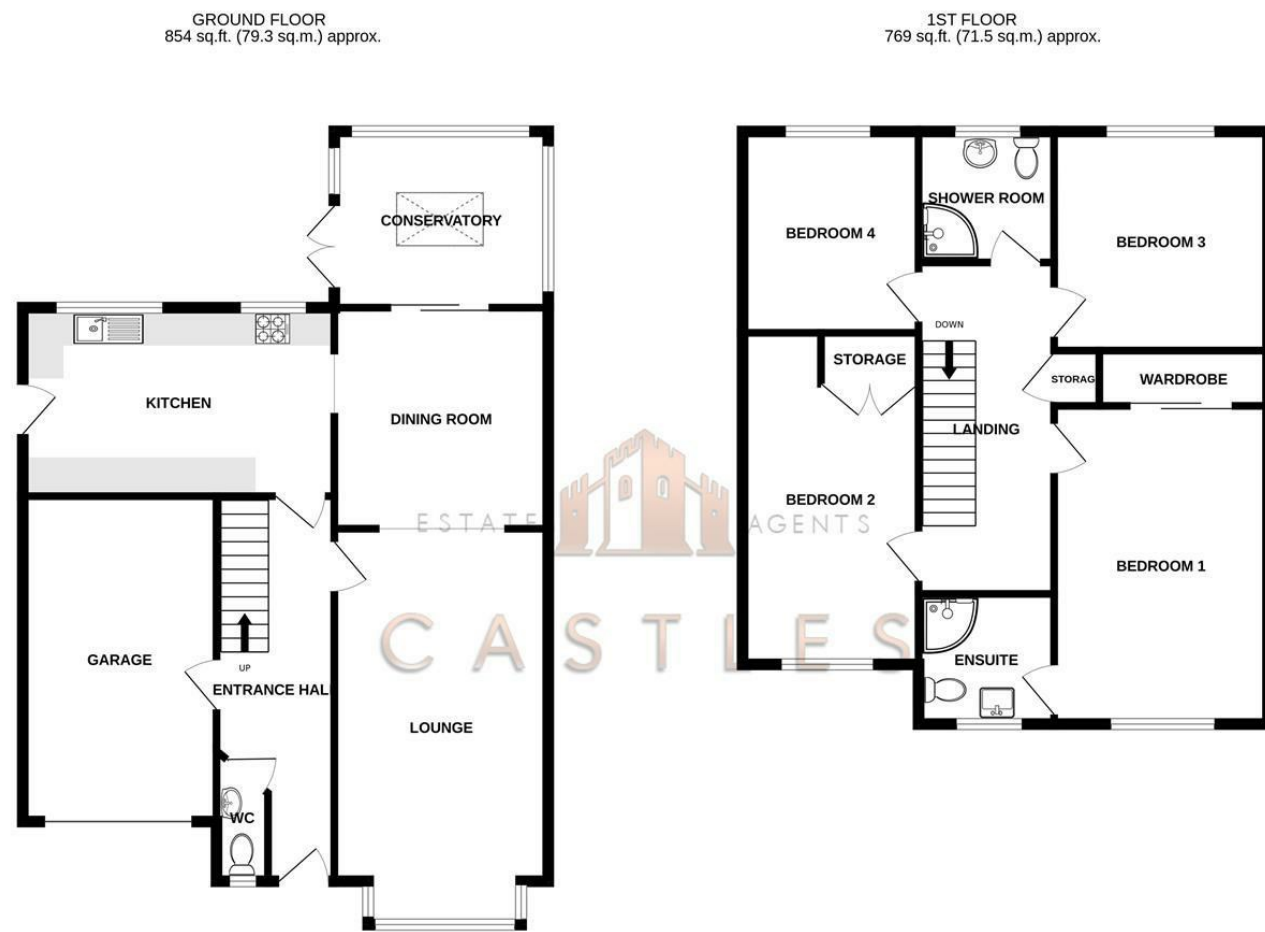


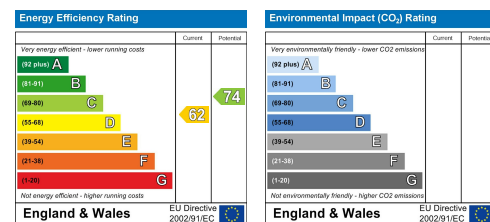
Floor Plan



TOTAL FLOOR AREA: 1623 sq.ft. (150.8 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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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.



8 Merlin Gardens
Fareham, PO16 8HB

*** GUIDE PRICE £500,000 - £550,000 ***

We are pleased to welcome to the market this four bedroom detached family home with off road parking and views across the solent located in the popular quiet cul-de-sac of Merlin Gardens, Portchester. Offered with No Forward Chain.

The home is extremely well presented throughout and the ground floor consists of an entrance hall with downstairs w/c and access to the integral garage. We have a generous size lounge which is open plan to the dining room and from here you have access into the rear extension which is solid brick built construction, fully insulated and features a lantern roof which is self cleaning. Across the rear of the home is the modern fitted kitchen.

Moving up to the first floor there are four bedrooms in total and a large shower room. The primary bedroom benefits from an en-suite shower room. The bedrooms at the rear of the property and the rooms downstairs all benefit from the incredible solent views through the harbour and towards the Isle of Wight. There is also a large loft space available accessed via a loft ladder.

Externally there is a driveway for two vehicles to the front of the property and side access available to the rear garden. This is South facing and consists of lawned areas and paved areas for seating.

This property is close to local schools of Northern, Red Barn, Portchester and Cams so in a great catchment area. There is also a large field and play park nearby.

For more information or to arrange a viewing on the wonderful Portchester home please call Castles today.

Offers over £500,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

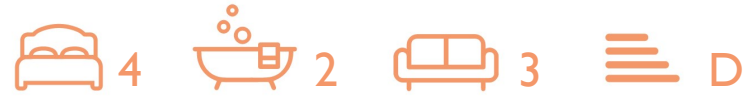


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8 Merlin Gardens

Fareham, PO16 8HB



- DETACHED
- TWO BATHROOMS
- GARAGE
- NO FORWARD CHAIN
- SOUTH FACING GARDEN

- FOUR BEDROOMS
- SOLENT VIEWS
- OFF ROAD PARKING
- EXTENDED
- OPEN PLAN LOUNGE DINER

LOUNGE

10'9" x 20'0" (3.3 x 6.1)

DINING ROOM

10'9" x 11'1" (3.3 x 3.4)

KITCHEN

15'8" x 9'6" (4.8 x 2.9)

EXTENSION WITH LANTERN ROOF

10'5" x 8'10" (3.2 x 2.7)

SHOWER ROOM

6'6" x 6'6" (2.0 x 2.0)

BEDROOM 1

10'5" x 16'0" (3.2 x 4.9)

ENSUITE

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

BEDROOM 2

8'10" x 16'8" (2.7 x 5.1)

BEDROOM 3

10'9" x 11'1" (3.3 x 3.4)

BEDROOM 4

8'6" x 10'2" (2.6 x 3.1)

GARAGE

8'10" x 16'4" (2.7 x 5.0)

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 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.

