

Floor Plan



TOTAL FLOOR AREA: 1663 sq.ft. (154.5 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	84	Very environmentally friendly - lower CO ₂ emissions (21-91) A (10-40) B (5-35) C (2-30) D (1-25) E (1-20) F (1-20) G	84
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

8 Tor Close
Fareham, PO16 8RX

We are pleased to welcome to the market this four bedroom detached property with off road parking and integral garage in the popular location of Tor Close, Down End Fareham.

The property is well presented throughout and the current owners have undergone a fair bit of renovation during their tenure.

Upon entry you have access into the lounge room which has double doors to open into the dining room. This allows you to have an open plan larger space when required or two separate reception rooms. Accessible from the hallway is a downstairs w/c and the kitchen. The kitchen has been adapted and a new modern fitted kitchen with island/breakfast bar now utilises some of the rear integral garage space.

Moving upstairs there are four bedrooms in total. The primary bedroom has the added bonus of a en-suite shower room. There is also a family bathroom on this level too.

Externally you have off road parking to the front. The rear garden is a generous size and is South facing so plenty of sunshine throughout the day.

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

Offers over £565,000

DIRECTORS

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8 Tor Close

Fareham, PO16 8RX



- DETACHED
- QUIET CUL-DE-SAC LOCATION
- FOUR BEDROOMS
- OPEN PLAN LOUNGE DINER
- INTEGRAL GARAGE
- SOUTH FACING GARDEN
- TWO BATHROOMS
- MODERN KITCHEN & BREAKFAST ROOM

LOUNGE

20'4" x 10'9" (6.2 x 3.3)

DINING ROOM

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

KITCHEN / BREAKFAST ROOM

16'0" x 15'5" (4.9 x 4.7)

DOWNSTAIRS W/C

5'10" x 2'11" (1.8 x 0.9)

BEDROOM ONE

15'5" x 10'9" (4.7 x 3.3)

EN-SUITE SHOWER ROOM

6'10" x 5'10" (2.1 x 1.8)

BEDROOM TWO

16'0" x 9'2" (4.9 x 2.8)

BEDROOM THREE

11'1" x 11'1" (3.4 x 3.4)

BEDROOM FOUR

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

BATHROOM

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

GARAGE

10'5" x 8'2" (3.2 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.

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.

