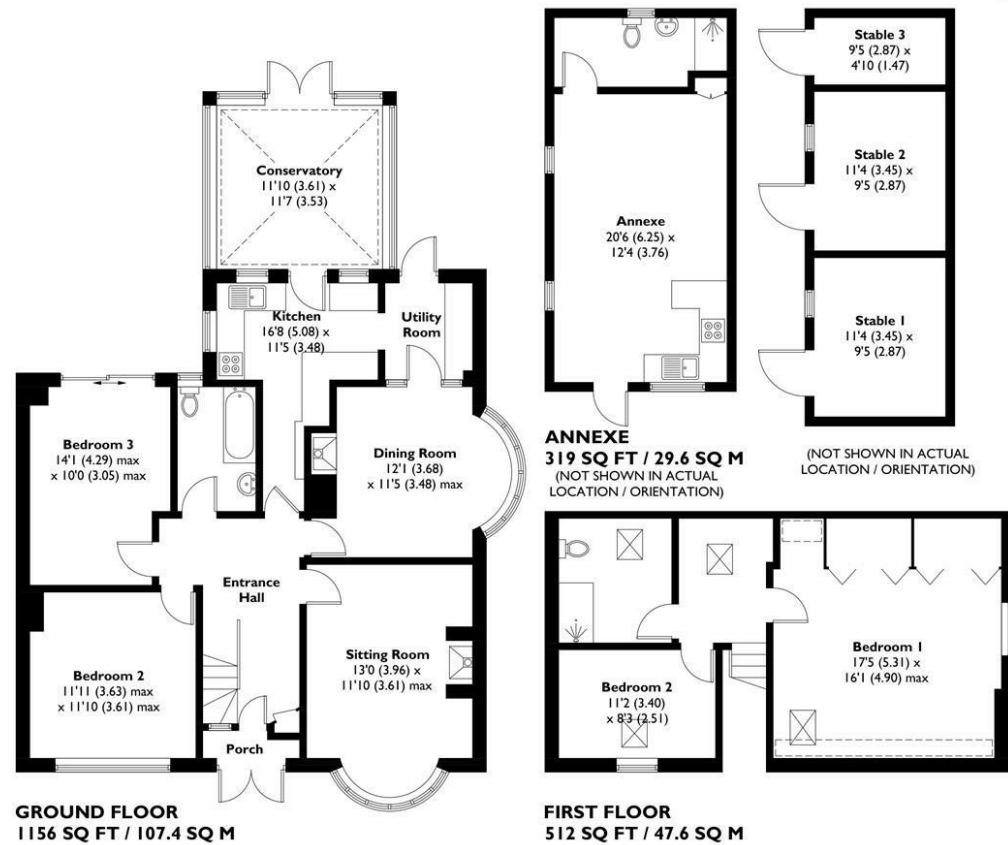


Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 1668 SQ FT / 155.0 SQ M
ANNEXE = 319 SQ FT / 29.6 SQ M
STABLES = 265 SQ FT / 24.6 SQ M
TOTAL = 2252 SQ FT / 209.2 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1114813)
Produced for Castles Estate Agents



20 Down End Road
Fareham, PO16 8RG

We are pleased to welcome to the market this four bedroom semi detached bungalow with an abundance of off road parking and stables.

The property is well presented throughout and the ground floor consists of a sitting room, dining room, conservatory, kitchen and utility room with a family bathroom and two double bedrooms on this level.

Moving upstairs there are two bedrooms with another shower room.

Externally there is an annexe to the rear which features a living space with kitchenette and shower room.

There are two stables and storage also to the rear.

The garden is a fair size and made up of paved areas and lawned areas and is South facing.

The property is situated in Cams school catchment and is a short walk from Portchester & Fareham shops.

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

Offers over £680,000

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 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
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK
GARY@CASTLESESTATES.CO.UK
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

20 Down End Road

Fareham, PO16 8RG



- CHALET BUNGALOW
- LOUNGE WITH OPEN FIRE
- STABLES
- CAMS SCHOOL CATCHMENT
- LARGE REAR GARDEN
- FOUR BEDROOMS
- CONSERVATORY
- DETACHED ANNEXE WITH SEPARATE SHOWER ROOM
- AMPLE OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT

SITTING ROOM

12'9" x 11'9" (3.9 x 3.6)

DINING ROOM

11'9" x 11'1" (3.6 x 3.4)

KITCHEN / UTILITY

16'4" x 11'1" (5.0 x 3.4)

CONSERVATORY

11'9" x 11'5" (3.6 x 3.5)

BEDROOM ONE

17'4" x 16'0" (5.3 x 4.9)

SHOWER ROOM

BEDROOM TWO

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

BATHROOM

BEDROOM THREE

13'9" x 9'10" (4.2 x 3.0)

BEDROOM FOUR

11'1" x 8'2" (3.4 x 2.5)

ANNEXE

20'4" x 11'9" (6.2 x 3.6)

STABLE 1

11'1" x 9'2" (3.4 x 2.8)

STABLE 2

11'1" x 9'2" (3.4 x 2.8)

STORAGE

9'2" x 4'7" (2.8 x 1.4)

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.

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 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.

