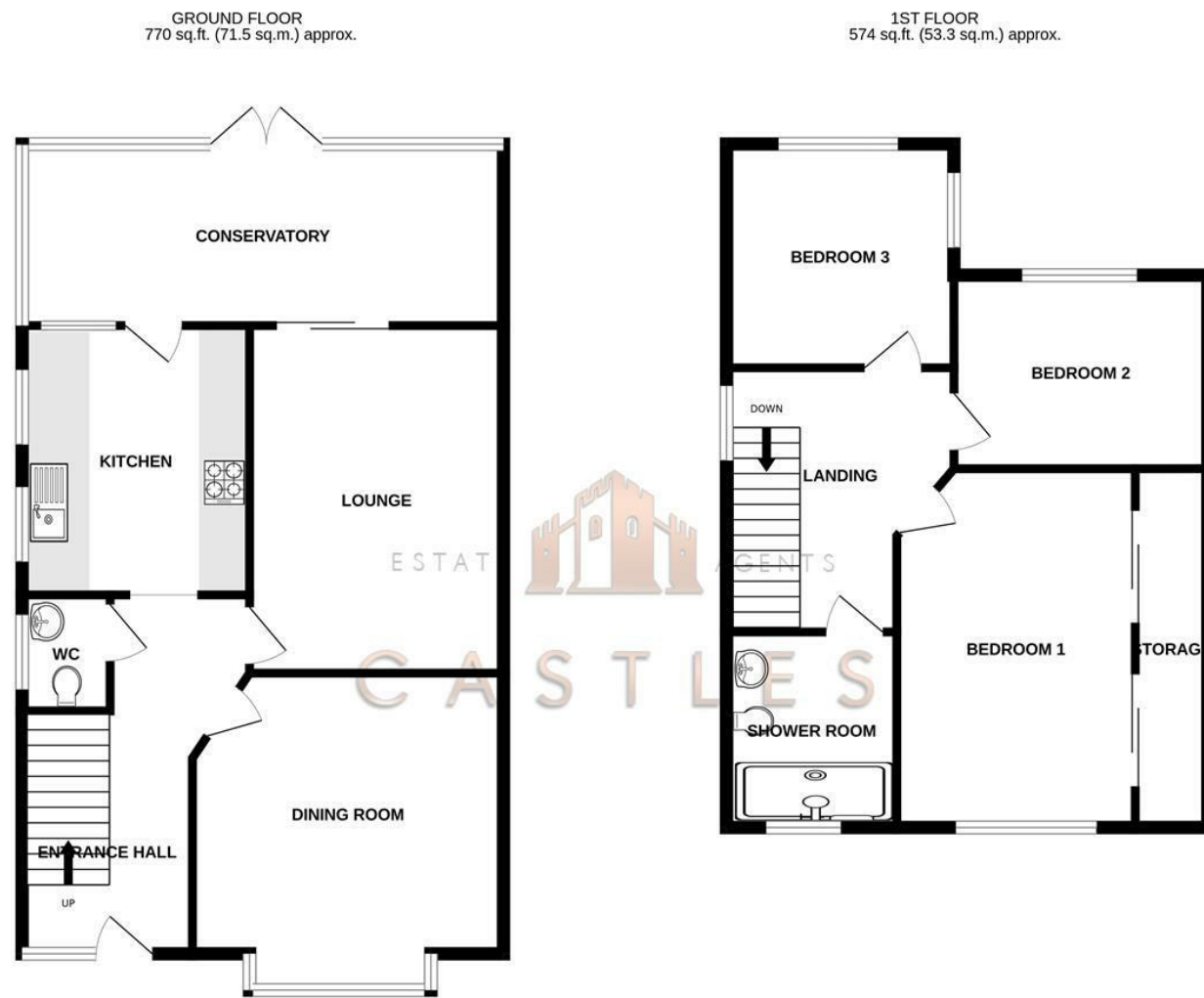


Floor Plan



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**7 Nelson Avenue**  
**Fareham, PO16 9XH**

We are pleased to welcome to the market this three bedroom semi detached property with off road parking, garage and large rear garden situated in Nelson Avenue, Portchester.

The property is well presented throughout and the ground floor consists of two generous reception rooms, a downstairs w/c, long galley kitchen and conservatory to the rear.

Moving upstairs there are three double bedrooms thank to a double storey rear extension and a shower room.

Externally there is off road parking for two cars to the front of the home and a garage at the bottom of the wide shared driveway. The rear garden is West facing and measures up to 200FT long!

The property is close to local shops and the schools of Portchester are nearby.

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

**Offers over £375,000**

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 7 Nelson Avenue

Fareham, PO16 9XH



- THREE DOUBLE BEDROOMS
- GARAGE
- CONSERVATORY
- SEMI DETACHED
- OFF ROAD PARKING
- 200FT WEST FACING GARDEN
- CLOSE TO LOCAL SHOPS
- CLOSE TO PORTCHESTER SCHOOLS

- LOUNGE
- DINING ROOM
- KITCHEN
- CONSERVATORY
- DOWNSTAIRS W/C
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- SHOWER ROOM
- GARAGE

### 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.

