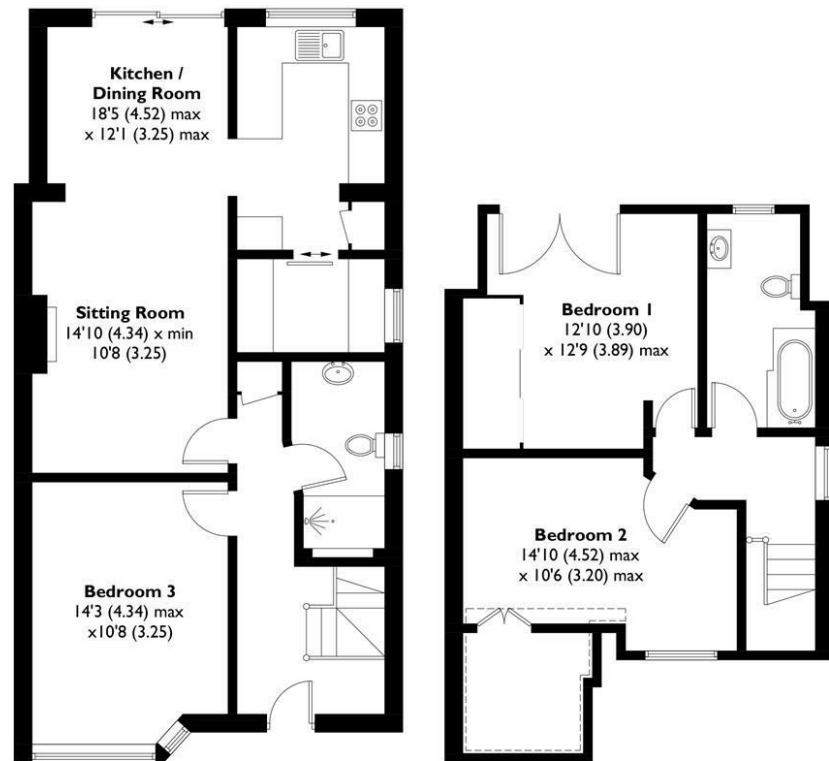


Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 1207 SQ FT / 112.2 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 (ID1132235)  
Produced for Castles Estate Agents



**72 Cranleigh Road**  
Fareham, PO16 9DW

We are pleased to welcome to the market this exceptional fully refurbished three bedroom semi detached bungalow with off road parking in the popular Portchester location of Cranleigh Road.

The bungalow has been fully modernised and extended to the rear and a first floor has been added. The ground floor features a large bedroom to the front, shower room, open plan lounge - diner and kitchen all in one. There is also a separate utility room off of the kitchen.

Moving upstairs to the first floor there are now two double bedrooms and family bathroom. The primary bedroom has the added bonus of a Juliet balcony and built in wardrobes.

Externally the rear garden is south facing and features lawns and paved patio areas. There is side access also. To the front is off road parking for two vehicles comfortably.

If you are interested in further information or would like to arrange a viewing then please call Castles today.

**Offers over £425,000**

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	86		
	67		
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>	
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

DIRECTORS

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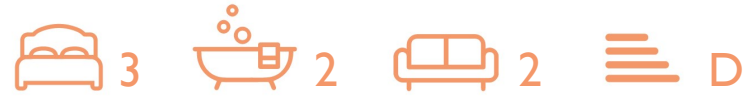
COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459





# 72 Cranleigh Road

Fareham, PO16 9DW



- THREE BEDROOMS
- CHALET BUNGALOW
- OFF ROAD PARKING
- FULLY REFURBISHED
- SHORT WALK TO WATERFRONT
- TWO BATHROOMS
- SOUTH FACING GARDEN
- REAR EXTENSION & LOFT CONVERSION
- SEMI DETACHED
- CLOSE TO LOCAL SHOPS

### SITTING ROOM

14'1" x 10'5" (4.3 x 3.2)

### KITCHEN DINER

14'9" x 10'5" (4.5 x 3.2)

### BEDROOM THREE

14'1" x 10'5" (4.3 x 3.2)

### SHOWER ROOM

10'2" x 4'11" (3.1 x 1.5)

### UTILITY ROOM

7'10" x 5'2" (2.4 x 1.6)

### BEDROOM ONE

12'9" x 12'5" (3.9 x 3.8)

### BEDROOM TWO

14'9" x 10'5" (4.5 x 3.2)

### BATHROOM

11'5" x 5'6" (3.5 x 1.7)

### 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 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.

