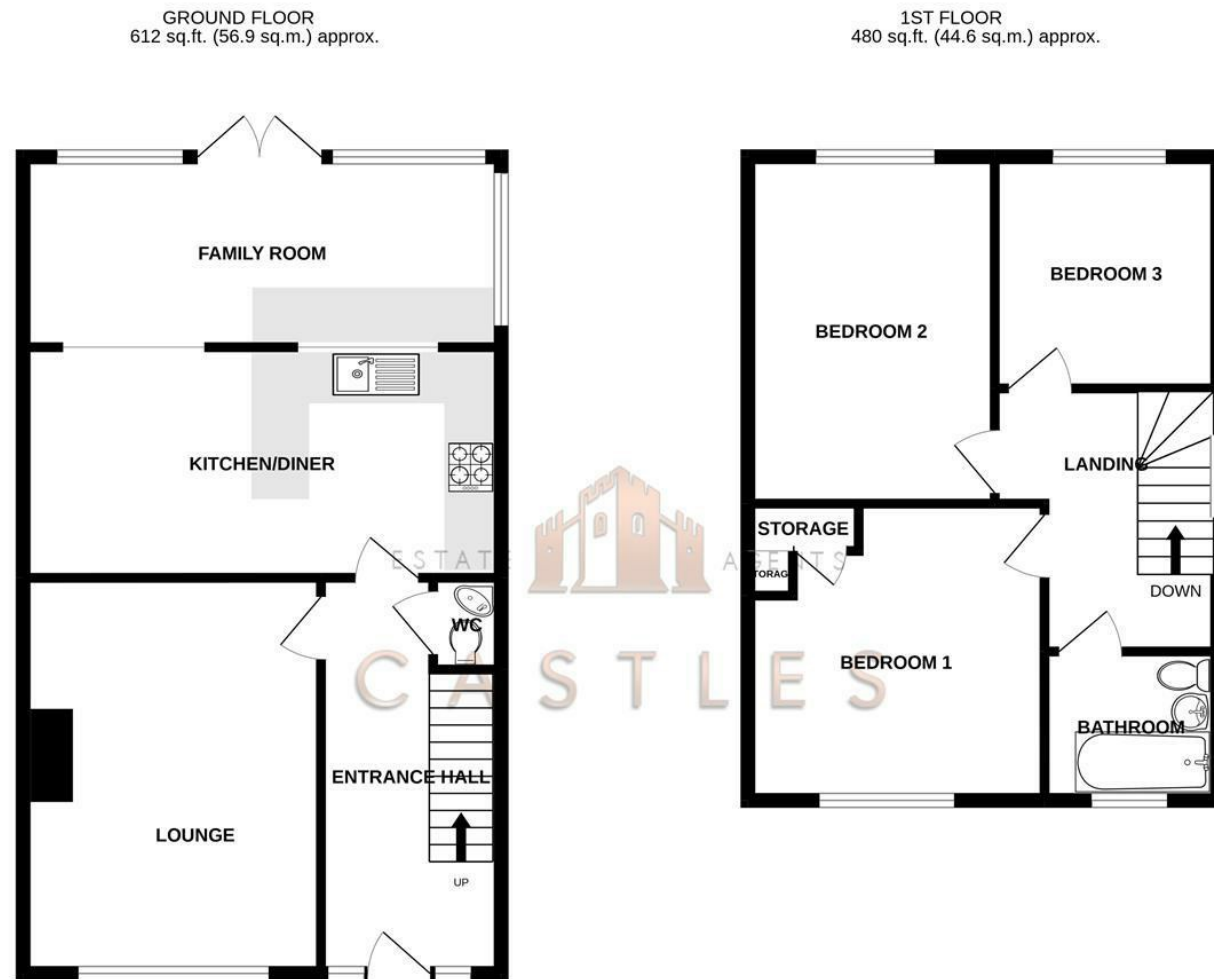
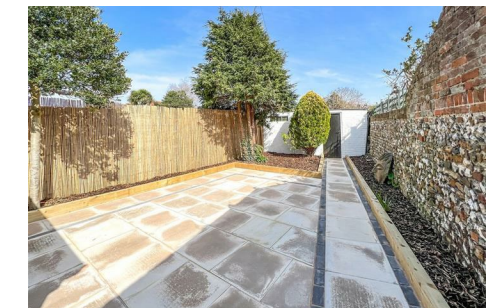


Floor Plan



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 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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142 Castle Street
Fareham, PO16 9QH

We are pleased to welcome to the market this three double bedroom semi detached home with off road parking and garage in the popular conservation location of Castle Street, Portchester.

The property has undergone extensive refurbishment and now consists of a large lounge room to the front, brand new kitchen which is open plan to the dining and utility area in a newly added extension. There is also now a downstairs w/c added under the stairs accessible from the entrance hallway.

Upstairs there are three bedrooms and a new modern fitted family bathroom.

Externally the garden is of a south east aspect and is all paved so low maintenance. There is access into the garage from the garden and also down the side access road. There is off road parking to the front for two vehicles.

This property is walking distance to the famous Portchester Castle and is a stones throw away from the waterfront.

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

Offers over £450,000

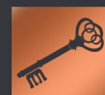
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms 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		Very environmentally friendly - lower CO ₂ emissions (20 plus) A	
(85-91) B		(15-19) B	
(79-84) C		(10-14) C	
(73-78) D		(5-9) D	
(67-72) E		(0-4) E	
(62-66) F		Not environmentally friendly - higher CO ₂ emissions (0-4) F	
(55-61) G		Not environmentally friendly - higher CO ₂ emissions (0-4) G	
Not energy efficient - higher running costs (0-54) G			
81	48		

England & Wales EU Directive 2002/91/EC

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

142 Castle Street

Fareham, PO16 9QH



- THREE DOUBLE BEDROOMS
- GARAGE
- FULLY REFURBISHED THROUGHOUT
- LOW MAINTENANCE GARDEN
- NO FORWARD CHAIN
- SEMI DETACHED
- OFF ROAD PARKING
- EXTENDED
- SHORT WALK TO PORTCHESTER CASTLE
- CLOSE TO LOCAL SHOPS

LOUNGE

15'8" x 11'9" (4.8 x 3.6)

KITCHEN DINER

19'0" x 9'2" (5.8 x 2.8)

DOWNSTAIRS W/C

UTILITY/SUN ROOM
18'4" x 7'6" (5.6 x 2.3)

BEDROOM ONE

11'9" x 12'5" (3.6 x 3.8)

BEDROOM TWO

9'6" x 13'9" (2.9 x 4.2)

BEDROOM THREE

9'2" x 8'10" (2.8 x 2.7)

BATHROOM

6'6" x 5'10" (2.0 x 1.8)

GARAGE

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.

