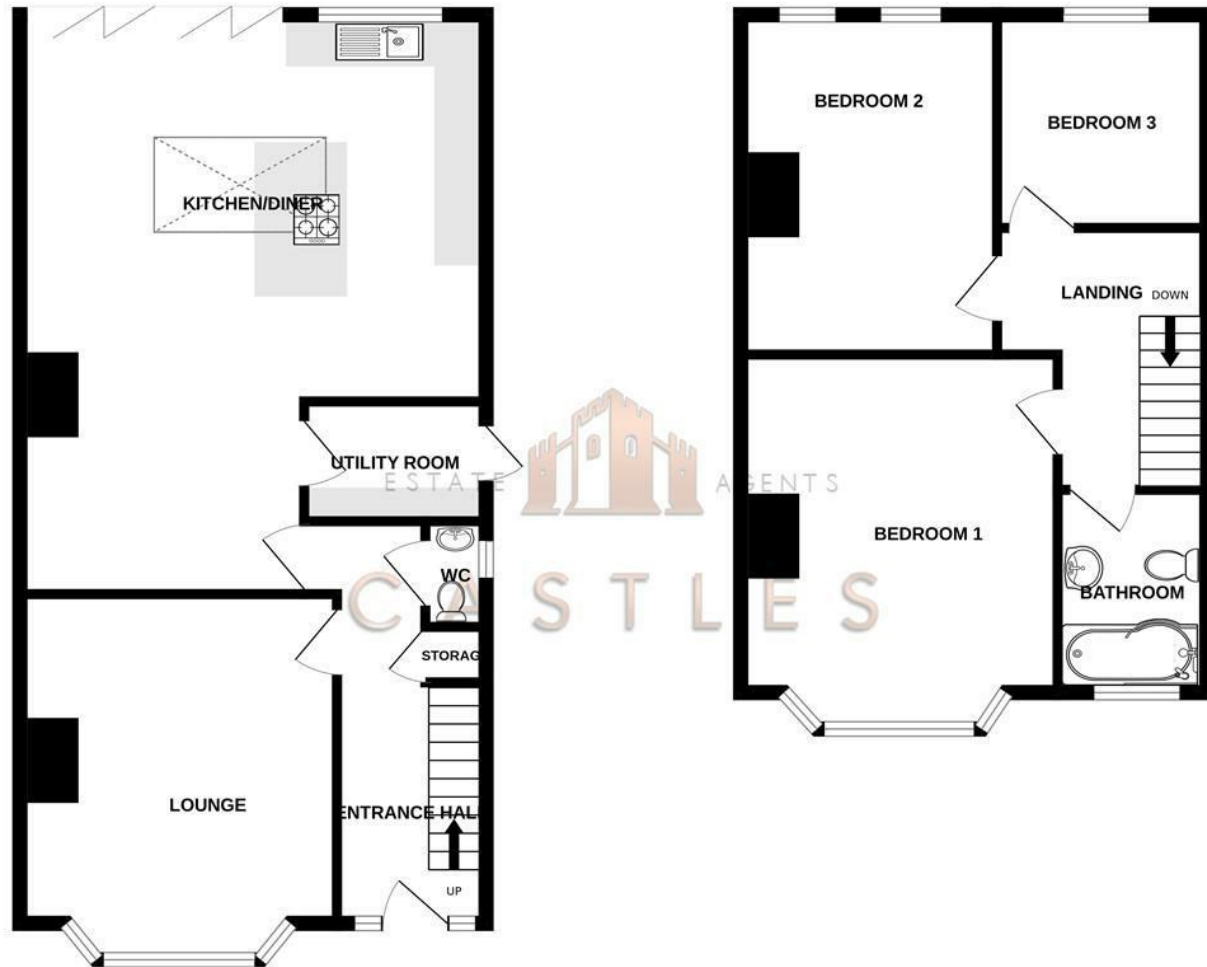


Floor Plan

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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	82	Very environmentally friendly - lower CO ₂ emissions (20 plus) A (10-19) B (05-09) C (01-04) D (00-03) E (00) F (00) G	60
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

22 Queens Road
Fareham, PO16 0NN

We are pleased to welcome to the market this exceptional three bedroom semi detached property with off road parking located in Queens Road, Fareham.

This property now features a rear extension with bi-fold doors across the rear and skylight on an open plan kitchen-dining-living space. There is a utility room and downstairs w/c also with a separate lounge room to the front of the home.

Moving upstairs there are three bedrooms in total, two of which are double bedrooms and a modern family bathroom.

Externally there is off road parking to the front and the rear garden has been landscaped featuring a turfed area and patio/paved areas. At the bottom there is a shed for storage.

This home is close to transport links with Fareham Train Station a short walk away as well as the Fareham Shopping Centre.

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

Offers over £425,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

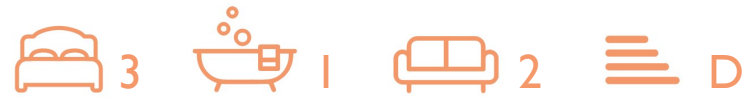


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22 Queens Road

Fareham, PO16 0NN



- THREE BEDROOMS
- OFF ROAD PARKING
- OPEN PLAN KITCHEN DINER
- REAR EXTENSION WITH SKYLIGHT
- UTILITY & DOWNSTAIRS W/C
- LANDSCAPED GARDEN
- CLOSE TO TRANSPORT LINKS
- CLOSE TO FAREHAM SHOPPING

LOUNGE

12'1" x 14'1" (3.7 x 4.3)

UTILITY ROOM

6'2" x 4'7" (1.9 x 1.4)

KITCHEN/DINER

16'8" x 22'3" x 11'1" (5.1 x 6.8 x 3.4)

BATHROOM

6'6" x 7'10" (2.0 x 2.4)

BEDROOM 1

12'1" x 14'5" (3.7 x 4.4)

BEDROOM 2

10'2" x 13'1" (3.1 x 4.0)

BEDROOM 3

7'2" x 8'2" (2.2 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.

