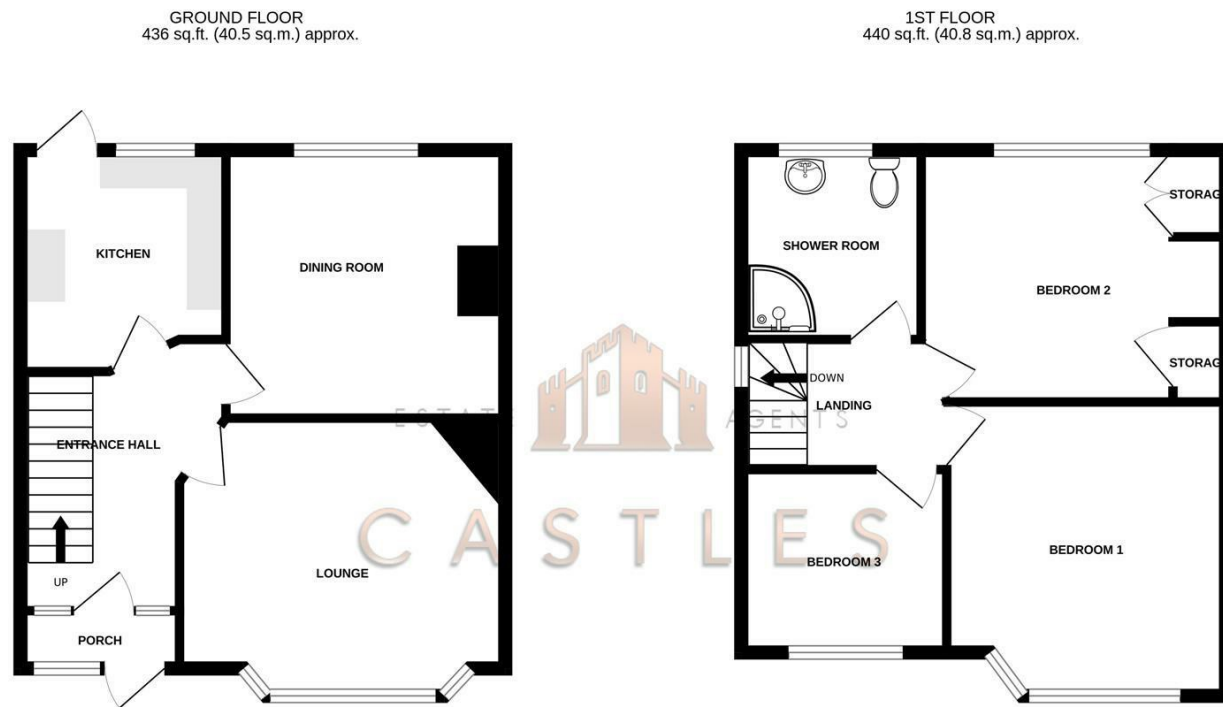


Floor Plan



**TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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**21 Coppins Grove**  
**Fareham, PO16 9HG**

We are pleased to welcome to the market this three bedroom end of terrace property with garage to the rear located in Coppins Grove, Portchester.

The property requires a little updating internally but is well presented throughout.

The ground floor consists of two reception rooms and kitchen. There is potential for a rear extension to be added.

The first floor features three bedrooms and a modern fitted shower room.

Externally there is a front forecourt and the rear garden is a fair size, west facing and has a garage to the rear.

The waterfront is a short walk away and local shops also.

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

**Asking price £280,000**

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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(20 plus) A	
(81-91) B		(11-19) B	
(69-80) C		(8-10) C	
(55-68) D		(6-7) D	
(39-54) E		(4-5) E	
(21-38) F		(3) F	
(1-20) G		(1-2) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



# 21 Coppins Grove

Fareham, PO16 9HG



- THREE BEDROOMS
- GARAGE AT REAR
- GENEROUS GARDEN
- WEST FACING GARDEN
- TWO RECEPTION ROOMS
- SHORT WALK TO WATERFRONT
- IN NEED OF MODERNISATION
- POTENTIAL TO EXTEND

### LOUNGE

13'5" x 11'5" (4.1 x 3.5)

### DINING ROOM

11'5" x 11'1" (3.5 x 3.4)

### KITCHEN

8'6" x 11'1" (2.6 x 3.4)

### SHOWER ROOM

5'10" x 5'6" (1.8 x 1.7)

### BEDROOM 1

10'5" x 13'1" (3.2 x 4.0)

### BEDROOM 2

12'5" x 10'5" (3.8 x 3.2)

### BEDROOM 3

9'2" x 7'6" (2.8 x 2.3)

### 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.

