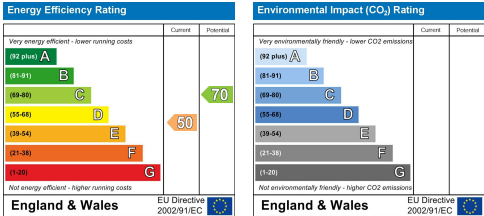


Floor Plan



TOTAL FLOOR AREA : 2101 sq.ft. (195.2 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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83 Kiln Road
Fareham, PO16 7UL

We are pleased to welcome to the market this exceptional four bedroom detached property with off road parking and garage in the popular Fareham location of Kiln Road.

The property has undergone an incredible transformation and has a double storey extension added to the side and has been extended to the rear also.

The ground floor consists of a huge open plan lounge diner kitchen all in one with four skylights and bi-folds across the rear. There is a Utility room with downstairs w/c and access into the integral garage. The Kitchen features Samsung appliances including dishwasher, double ovens and double fridge freezer. The front of the home has a separate lounge room.

Moving upstairs there are four bedrooms and a family bathroom. The primary bedroom features the added bonus of a en-suite wet room.

Smart systems control all the under floor heating and boiler and the home has all new electrics and a new roof.

Externally there is off road parking to the front for 4-5 vehicles. The rear garden is a generous size, is South facing and features a Summer house at the end of the garden with a paved covered seating area.

Offers over £750,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



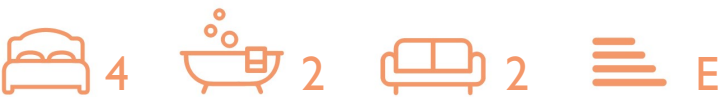
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

83 Kiln Road
Fareham, PO16 7UL



- FOUR BEDROOM DETACHED
- DOUBLE STOREY SIDE EXTENSION
- 4 X SKYLIGHTS & BI-FOLDS ACROSS THE REAR
- LARGE REAR GARDEN WITH OUTBUILDING
- SMART CONTROLLED UNDER FLOOR HEATING
- TWO BATHROOMS
- REAR EXTENSION
- OFF ROAD PARKING
- ALL NEW ELECTRICS & BOILER
- NEW ROOF

LOUNGE

13'1" x 13'5" (4.0 x 4.1)

UTILITY ROOM

8'2" x 12'1" (2.5 x 3.7)

W/C

DINING ROOM

12'1" x 19'4" x 19'0" (3.7 x 5.9 x 5.8)

KITCHEN

28'6" x 11'9" x 8'6" x 22'7" (8.7 x 3.6 x 2.6 x 6.9)

GARAGE

8'2" x 14'1" (2.5 x 4.3)

OUT BUILDING

16'0" x 10'5" (4.9 x 3.2)

BEDROOM 1

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

BEDROOM 2

10'5" x 12'9" (3.2 x 3.9)

BEDROOM 3

16'4" x 7'10" x 8'10" (5.0 x 2.4 x 2.7)

ENSUITE

BEDROOM 4

7'6" x 9'6" x 2'11" (2.3 x 2.9 x 0.9)

BATHROOM

5'10" x 6'10" (1.8 x 2.1)

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.

