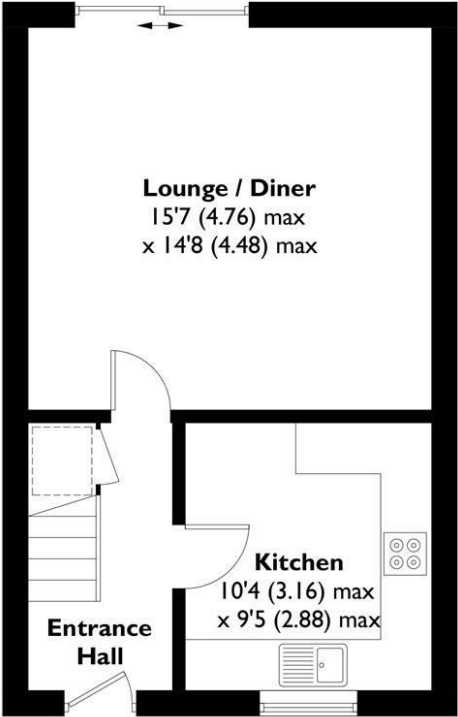




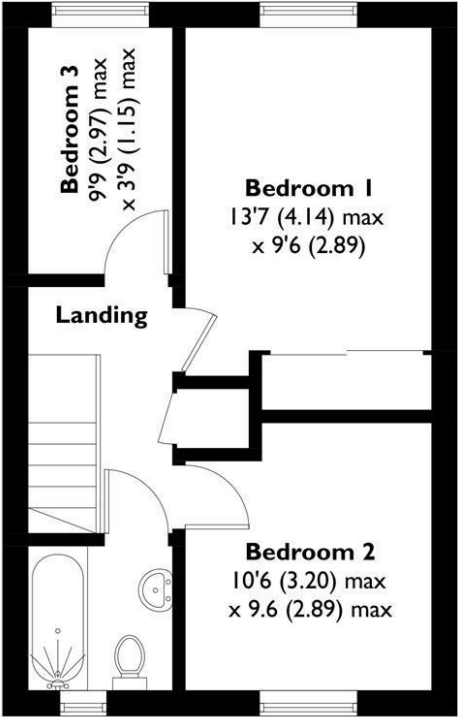
Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 802 SQ FT / 74.5 SQ M



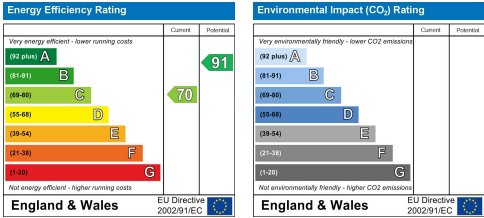
GROUND FLOOR
404 SQ FT / 37.5 SQ M



FIRST FLOOR
398 SQ FT / 37.0 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 (ID1162318)
Produced for Castles Estate Agents

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.



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15 Cormorant Close
Fareham, PO16 8AS

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking located in Cormorant Close, Portchester.

The property is well presented throughout and the ground floor consists of an open plan lounge diner with sliding doors onto the garden space. There is a modern fitted kitchen to the front of the property which overlooks the off road parking for two vehicles at the front.

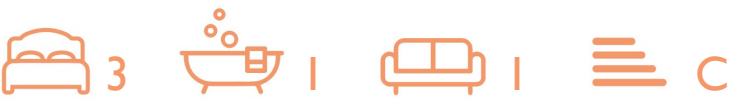
Moving upstairs there are three bedrooms and a modern bathroom. Two of the bedrooms are generous doubles and the smaller third bedroom is currently being utilised as an office.

The garden is South facing so plenty of sunshine throughout the day.

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

Offers over £290,000

15 Cormorant Close
Fareham, PO16 8AS



- THREE BEDROOMS
- OFF ROAD PARKING FOR TWO
- OPEN PLAN LOUNGE DINER
- SOUTH FACING GARDEN
- MODERN KITCHEN
- MODERN BATHROOM
- IDEAL FIRST TIME BUY
- CLOSE TO LOCAL SHOPS

LOUNGE DINER
15'5" x 14'5" (4.7 x 4.4)

KITCHEN
10'2" x 9'2" (3.1 x 2.8)

BEDROOM ONE
13'5" x 9'2" (4.1 x 2.8)

BEDROOM TWO
10'5" x 9'2" (3.2 x 2.8)

BEDROOM THREE
9'6" x 3'7" (2.9 x 1.1)

BATHROOM

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.

