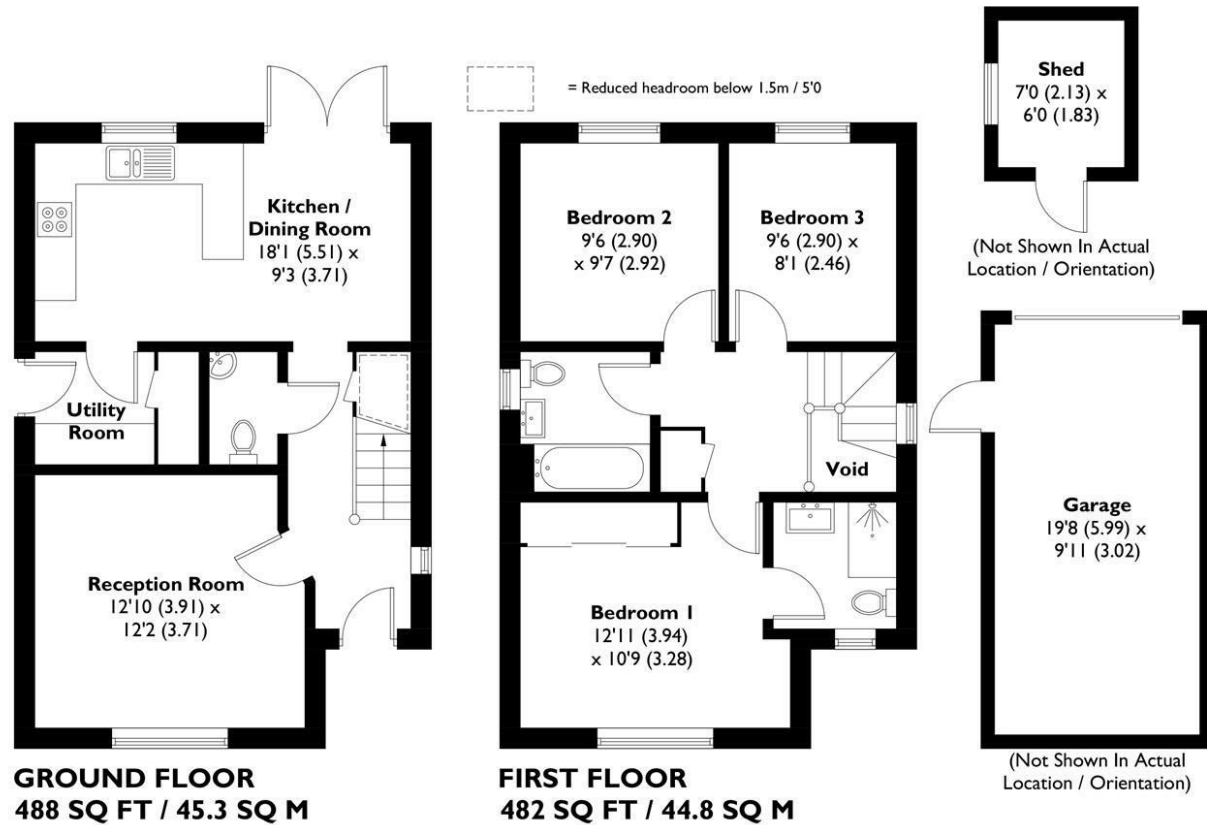


Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 970 SQ FT / 90.1 SQ M  
GARAGE / SHED = 237 SQ FT / 22.0 SQ M  
TOTAL = 1207 SQ FT / 112.1 SQ M  
(INCLUDING VOID)



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 (DI1163214)  
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 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	94	Very environmentally friendly - lower CO <sub>2</sub> emissions (20-24) <b>A</b>	
(85-91) <b>B</b>	83	(25-29) <b>B</b>	
(79-84) <b>C</b>		(30-34) <b>C</b>	
(73-78) <b>D</b>		(35-39) <b>D</b>	
(67-72) <b>E</b>		(40-44) <b>E</b>	
(62-66) <b>F</b>		(45-49) <b>F</b>	
(55-61) <b>G</b>		(50-54) <b>G</b>	
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

**6 Thistle Close**  
Fareham, PO16 9FL

We are pleased to welcome to the market this modern three-bedroom detached family home with off road parking and garage located in the peaceful cul-de-sac of Thistle Close, Portchester.

Situated in the Southfields Development and built in 2019 this property's ground floor offers an entrance hall, generous lounge room to the front with a spacious open-plan kitchen/dining room across the rear. Accessible from here is a utility room which is perfect for being able to close a door on the washing machine and tumble dryer and also a large pantry cupboard perfect for storing things away. Additionally downstairs features a w/c, cloakroom and a good size under stairs storage cupboard.

Moving upstairs the property boasts three well-proportioned bedrooms. The primary bedroom benefits from a modern en-suite shower room with a thermostatic rainfall shower and chrome towel rail. The main bedroom features bespoke built-in wardrobes by sharps. The remaining bedrooms are equally spacious and share access to a modern family bathroom with electric shower over the bath.

The property has 5 years remaining on the 10 year NHBC guarantee. There is CCTV installed operating at the front, rear and side along with a HIVE heating system.

Externally the property benefits from a well-maintained rear garden with a large patio area providing an ideal space for outside entertaining. There is a driveway providing off-street parking and also a garage with light and power.

Located to nearby senior schools of Cams Hill & Portchester Community along with transport links and local shops. For more information or to arrange a viewing please call Castles today.

**Asking price £450,000**

DIRECTORS

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# 6 Thistle Close

Fareham, PO16 9FL



- THREE BEDROOMS
- DETACHED
- WEST FACING GARDEN
- LANDSCAPED GARDENS
- 5 YEARS REMAINING ON NHBC GUARANTEE
- TWO BATHROOMS
- GARAGE & OFF ROAD PARKING
- BUILT IN 2019
- HIVE HEATING SYSTEM
- CCTV SYSTEM INSTALLED

### RECEPTION ROOM

12'9" x 12'1" (3.9 x 3.7)

### KITCHEN / DINING

18'0" x 12'1" (5.5 x 3.7)

### UTILITY

### DOWNSTAIRS W/C

### BEDROOM ONE + EN-SUITE

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

### BEDROOM TWO

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

### BEDROOM THREE

9'6" x 7'10" (2.9 x 2.4)

### BATHROOM

### GARAGE

19'4" x 9'10" (5.9 x 3.0)

### 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.

### 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.

