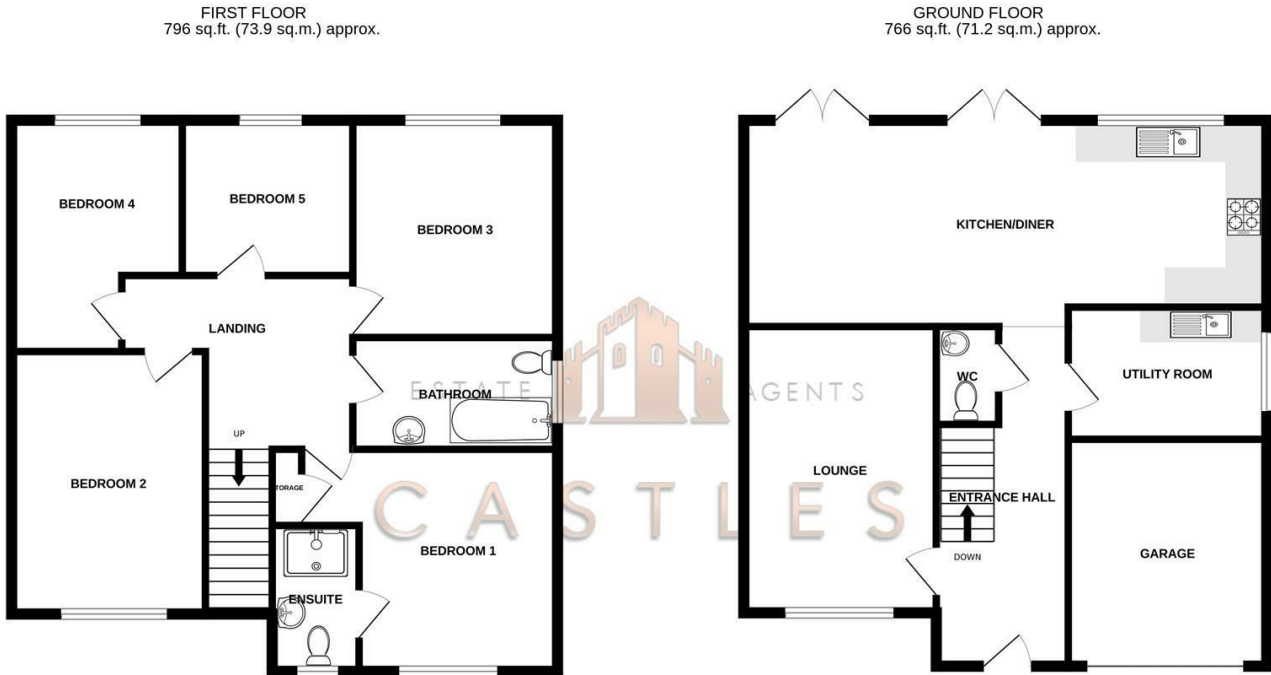




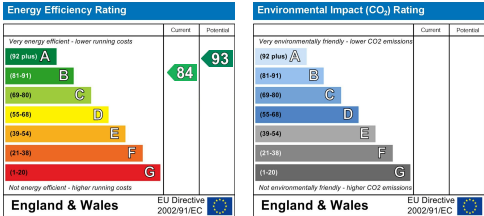
Floor Plan



TOTAL FLOOR AREA: 1562 sq.ft. (145.1 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# 16 Berry Close

## Fareham, PO16 9FJ

We are pleased to welcome to the market this five bedroom detached property with off road parking and garage in the popular Portchester location of Berry Close.

This property was built in 2018, is immaculate throughout and is one of the largest style properties on the estate.

The ground floor consists of a wide entrance hall, lounge room, utility room, downstairs w/c and an open plan Kitchen diner across the rear with doors opening on to the garden.

Moving up to the first floor there are five bedrooms in total. The primary bedrooms benefits from a modern en-suite shower room. Completing the first floor accommodation is a modern family bathroom.

Externally the property benefits from off road parking and an integral garage. The garden is of South East facing aspect and is a great size. There is side access available too.


The property is walking distance to Wicor Rec, Wicor Marina, Salt Cafe restaurant and other local shops.

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


Offers over £500,000

DIRECTORS


CHARLES TUSON • GARY AGAR • SEAN WREN



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16 Berry Close  
Fareham, PO16 9FJ



- FIVE BEDROOMS
- BUILT IN 2018
- GARAGE
- TWO BATHROOMS
- OFF ROAD PARKING
- LARGE GARDEN

**LOUNGE**  
10'2" x 15'1" (3.1 x 4.6)

**KITCHEN/DINER**  
27'6" x 9'10" x 17'0" x 9'6" (8.4 x 3.0 x 5.2 x 2.9)

**W/C**  
3'3" x 5'2" (1.0 x 1.6)

**UTILITY ROOM**

**BATHROOM**  
10'2" x 5'10" (3.1 x 1.8)

**BEDROOM 1**  
12'5" x 11'5" (3.8 x 3.5)

**BEDROOM 2**  
10'2" x 13'9" (3.1 x 4.2)

**BEDROOM 3**  
10'9" x 11'1" (3.3 x 3.4)

**BEDROOM 4**  
6'10" x 12'1" (2.1 x 3.7)

**BEDROOM 5**  
6'6" x 8'2" (2.0 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.

