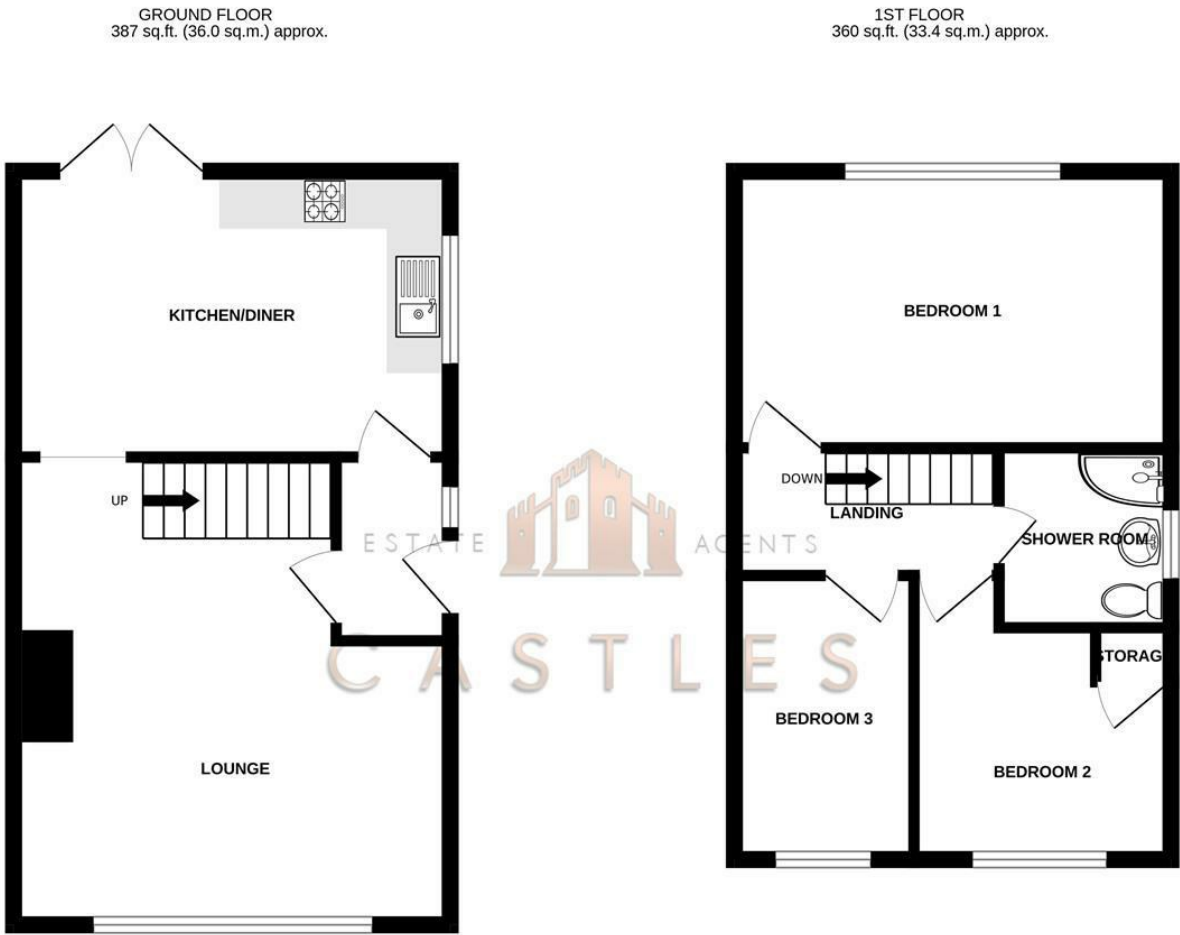


Floor Plan

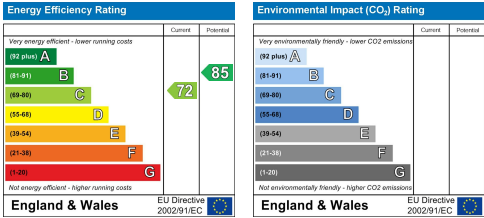


TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

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.



71 Winnham Drive  
Fareham, PO16 8QG

We are pleased to welcome to the market this three bedroom semi detached property with off road parking situated on a large corner plot in Winnham Drive, Portchester.

The property is well presented throughout and the ground floor consists of large lounge room and open plan kitchen diner with doors opening onto the decked dining area and garden.

Moving upstairs there are three bedrooms in total, two of which are generous size doubles and a modern family shower room.

The property sits on a large corner plot with gardens to the front, side and rear. There are double gates at the rear to the driveway.


Situated in a quiet cul-de-sac location within walking distance to local shops this property is not one to be missed.

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


Offers over £350,000

DIRECTORS


CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



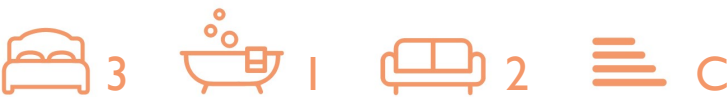
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SEAN@CASTLESESTATES.CO.UK



71 Winnham Drive  
Fareham, PO16 8QG



- THREE BEDROOMS
- DRIVEWAY
- REAR ACCESS
- QUIET CUL-DE-SAC LOCATION
- LARGE CORNER PLOT
- SEMI DETACHED
- SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS

**LOUNGE**  
15'1" x 16'0" x 11'1" (4.6 x 4.9 x 3.4)

**KITCHEN/DINER**  
15'1" x 9'10" (4.6 x 3.0)

**SHOWER ROOM**  
6'2" x 5'6" (1.9 x 1.7)

**BEDROOM 1**  
15'1" x 9'6" (4.6 x 2.9)

**BEDROOM 2**  
8'2" x 9'10" (2.5 x 3.0)

**BEDROOM 3**  
6'2" x 9'10" (1.9 x 3.0)

**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.

