

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Planned		Current	Planned
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
92 (91-93) A				92 (91-93) A	
85 (84-86) B			85	85 (84-86) B	
79 (78-80) C				79 (78-80) C	
73 (72-74) D				73 (72-74) D	
68 (67-69) E				68 (67-69) E	
63 (62-64) F				63 (62-64) F	
55 (54-56) G				55 (54-56) G	
49 (48-50) H				49 (48-50) H	
45 (44-46) I				45 (44-46) I	
41 (40-42) J				41 (40-42) J	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales			EU Directive 2020/1828	England & Wales	
					



111 Gordon Road
Fareham, PO16 7TG

Nestled on Gordon Road in Fareham, this charming end-of-terrace cottage presents an excellent opportunity for those seeking a delightful home close to the town centre and railway station. With its convenient location, residents will enjoy easy access to local amenities, shops, and transport links, making it ideal for both commuters and families alike.

The property boasts two reception rooms, perfect for a separate sitting room and dining room. There is a modern fitted kitchen and utility room. Upstairs you will find two well-proportioned bedrooms and bathroom.

One of the standout features of this cottage is the off-road parking available for one vehicle, a rare find in such a central location. Additionally, the property is offered with no forward chain, allowing for a smooth and efficient purchase process.

This end-of-terrace home combines character with practicality, making it a wonderful choice for first-time buyers, downsizers, or investors looking to add to their portfolio. With its proximity to Fareham's vibrant town centre and excellent transport links, this property is not to be missed.

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

Asking price £270,000

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



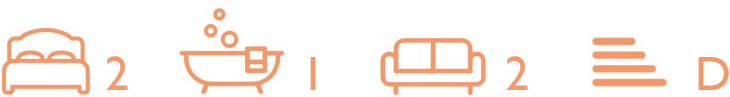
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Fareham, PO16 7TG



- END OF TERRACED HOUSE
- UPSTAIRS BATHROOM
- OFF ROAD PARKING
- SIDE PEDESTRIAN ACCESS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO FAREHAM TOWN CENTRE
- FITTED KITCHEN
- NO FORWARD CHAIN
- IDEAL FIRST TIME BUY

SITTING ROOM
11'5" x 10'9" (3.5 x 3.3)

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

KITCHEN
7'6" x 6'6" (2.3 x 2.0)

UTILITY ROOM

BEDROOM ONE
13'9" x 10'5" (4.2 x 3.2)

BEDROOM TWO
10'2" x 7'10" (3.1 x 2.4)

BATHROOM

WORKSHOP
14'5" x 6'6" (4.4 x 2.0)

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.

