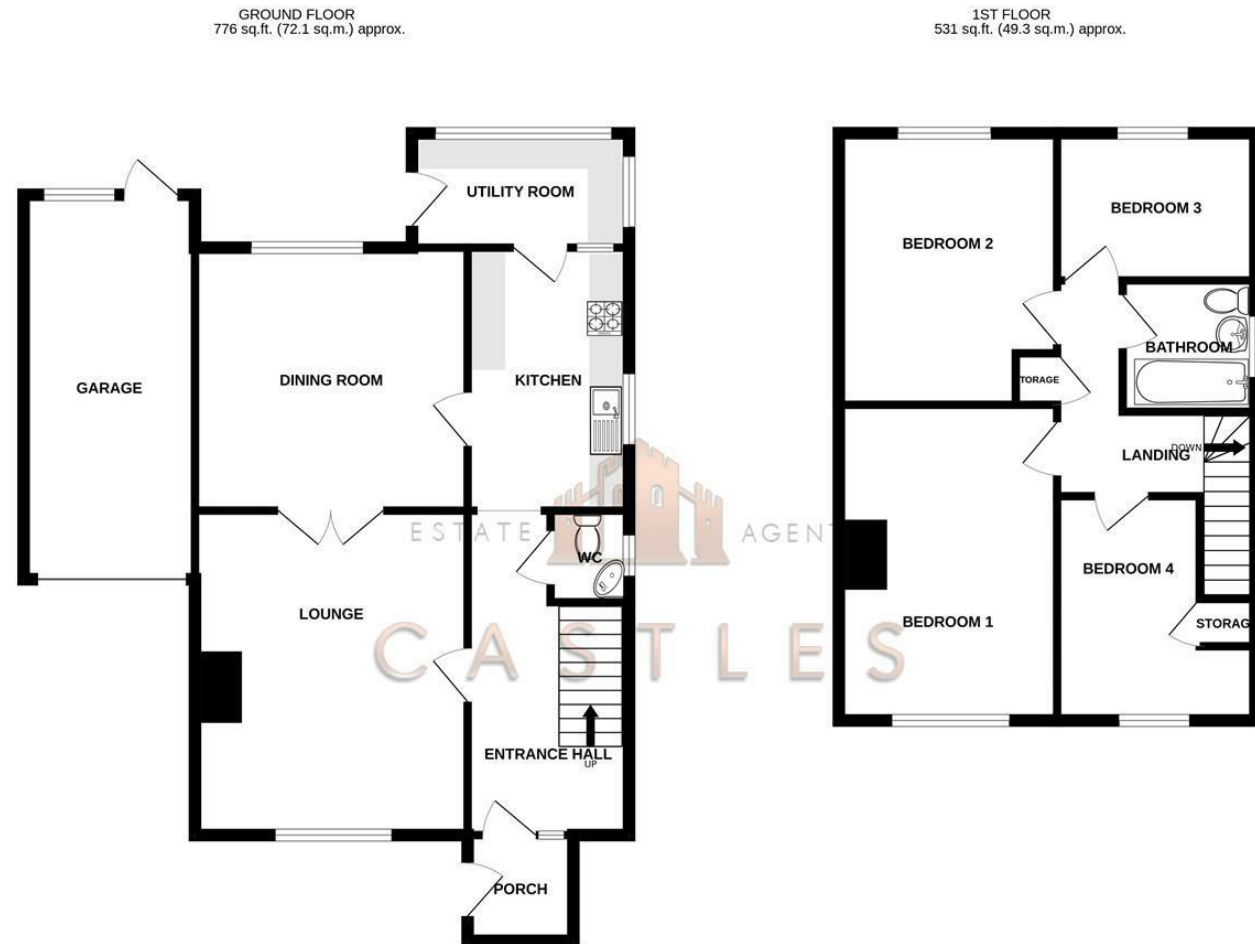


Floor Plan



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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22 Froxfield Gardens  
 Fareham, PO16 8DN

We are pleased to welcome to the market this four bedroom detached property with off road parking and garage in the popular cul-de-sac location of Froxfield Gardens, Portchester.

The property is well presented throughout and the ground floor consists of an entrance porch and hallway, two generous reception rooms for lounge and dining room with double doors giving you the ability for a more open plan feel or separate living. A modern fitted kitchen leads to the utility room at the rear and there is a downstairs w/c accessible from the hallway.

Moving upstairs there are four bedrooms in total, three of which are a generous size and a modern family bathroom. The two bedrooms at the front of the home benefit from solent views over the harbour.

Externally the rear garden is tiered and features a paved area around the rear of the property with access into the back of the garage. There is side access and rear access available. From the top tier of the garden you have incredible solent views. The front garden is also a fair size and there is a driveway for multiple vehicles to be parked off road.

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

Offers over £425,000

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100)		Very environmentally friendly - lower CO <sub>2</sub> emissions A (10-15)	
B (81-91)		B (16-20)	
C (69-80)		C (21-25)	
D (55-68)		D (26-30)	
E (39-54)		E (31-35)	
F (21-38)		F (36-40)	
G (1-20)		G (41-45)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
70	77		

# 22 Froxfield Gardens

Fareham, PO16 8DN



- FOUR BEDROOMS
- GARAGE
- SOLENT VIEWS
- GENEROUS GARDEN
- DETACHED
- DRIVEWAY FOR MULTIPLE VEHICLES
- TWO RECEPTION ROOMS
- LARGE FAMILY HOME

### LOUNGE

12'9" x 15'1" (3.9 x 4.6)

### DINING ROOM

11'9" x 12'9" (3.6 x 3.9)

### KITCHEN

7'6" x 12'5" (2.3 x 3.8)

### UTILITY ROOM

10'2" x 5'2" (3.1 x 1.6)

### GARAGE

7'10" x 17'8" (2.4 x 5.4)

### BATHROOM

6'2" x 5'10" (1.9 x 1.8)

### BEDROOM 1

10'2" x 14'9" (3.1 x 4.5)

### BEDROOM 2

10'2" x 12'9" (3.1 x 3.9)

### BEDROOM 3

9'2" x 6'10" (2.8 x 2.1)

### BEDROOM 4

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

### 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.

