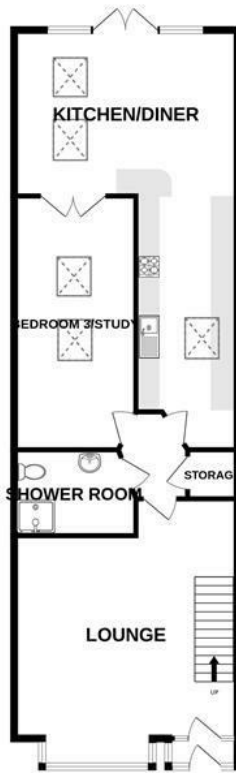
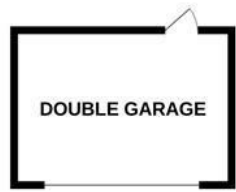


Floor Plan

GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1605 sq.ft. (149.1 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 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 ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(10 plus) A
(81-91) B			(10-91) B
(69-80) C			(80-90) C
(55-68) D			(55-80) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



56 Castle Street Fareham, PO16 9PX

We are pleased to welcome to the market this exceptional three bedroom end of terrace family home with double garage and off road parking in the popular Portchester location of Castle Street.

The home is very well presented throughout and benefits from a huge rear extension with vaulted ceilings, velux windows and french doors opening into the garden. This space features living room and kitchen which is open plan with double doors opening into what could be a separate dining room or bedroom three. To the front of the property is a further reception room currently being utilised as a dining room. There is also a modern shower room on the ground floor which acts as an en-suite to the bedroom.

Moving upstairs there are two double bedrooms both benefitting from en-suites. Bedroom ones en-suite features separate bath and shower, w/c and wash basin. Bedroom two features shower cubicle, w/c and wash basin.

Externally the property has a front garden with pathway leading up to the front entrance. High bushes and fence line keep the property private from the road and it is a real sun trap. There is side access through the electric gates which leads down to a double garage at the bottom of the garden. This double garage has electric and water supply so has the potential to be converted into a bungalow or annexe (subject to relevant planning permissions)

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

Asking price £550,000

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

56 Castle Street
Fareham, PO16 9PX



- NO FORWARD CHAIN
- THREE BATHROOMS
- ELECTRIC GATES
- DOUBLE GARAGE
- CASTLE STREET LOCATION
- THREE BEDROOMS
- HUGE REAR EXTENSION
- OFF ROAD PARKING TO REAR
- END OF TERRACE
- CLOSE TO PORTCHESTER VILLAGE

LOUNGE
17'0" x 15'5" (5.2 x 4.7)

SHOWER ROOM
9'2" x 6'6" (2.8 x 2.0)

KITCHEN/DINER/FAMILY ROOM
7'2" x 31'9" x 15'8" x 15'8" (2.2 x 9.7 x 4.8 x 4.8)

BEDROOM 3/STUDY
8'6" x 19'4" (2.6 x 5.9)

BEDROOM 1
15'1" x 9'2" (4.6 x 2.8)

BATHROOM
8'10" x 5'2" (2.7 x 1.6)

BEDROOM 2
14'9" x 11'9" (4.5 x 3.6)

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

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.

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.

