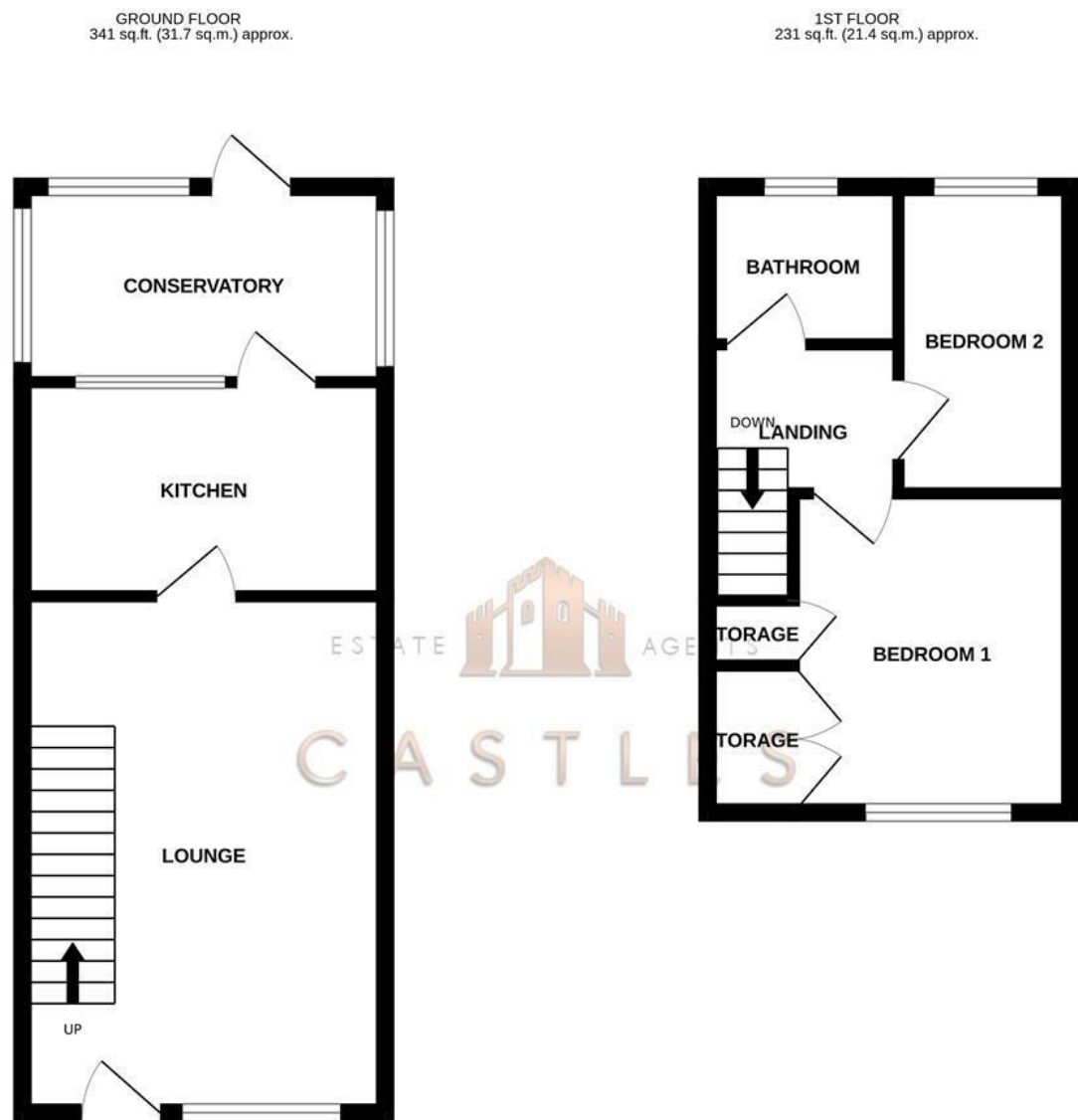


Floor Plan

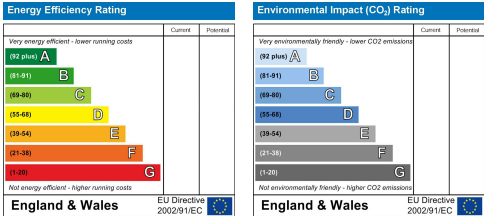


TOTAL FLOOR AREA : 572 sq.ft. (53.2 sq.m.) approx.

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.



12 Tattershall Crescent
Fareham, PO16 9YD

We are pleased to welcome to the market this two bedroom end of terrace property with allocated off road parking located in the quiet cul-de-sac of Tattershall Crescent, Portchester.

The property is well presented throughout and the ground floor consists of a lounge diner to the front of the home, modern fitted kitchen in the centre with a conservatory to the rear.

Moving upstairs there are two bedrooms and a modern family bathroom.

Externally there is front and side gardens as this property is situated on a corner plot. The rear garden is West facing and has access out to the rear allocated parking area.

Other benefits are a pull down ladder and hatch to loft storage access via bedroom two, a side gate as well as a larger back gate, triple glazed windows and new front door fitted July 2021.

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

Asking price £275,000

12 Tattershall Crescent
Fareham, PO16 9YD



- TWO BEDROOMS
- CORNER PLOT
- WELL PRESENTED THROUGHOUT
- QUIET CUL-DE-SAC LOCATION
- END OF TERRACE
- ALLOCATED PARKING
- PERFECT FIRST TIME BUY
- SHORT WALK TO WATERFRONT

LOUNGE
16'4" x 11'6" (5.0 x 3.53)

KITCHEN
11'6" x 6'9" (3.53 x 2.06)

CONSERVATORY
9'6" x 7'4" (2.92 x 2.26)

BATHROOM

BEDROOM 1
12'9" x 11'10" (3.91 x 3.61)

BEDROOM 2
11'1" x 5'6" (3.38 x 1.68)

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.

