



£325,000 Freehold



122 Castle Street
Portchester
Fareham
PO16 9QH

- Circa 1910 Cottage
- Beautifully Refurbished
- Three Bedroom's and Loft Room
- Off Road Parking

Email - portchester@jeffries.co.uk Tel - 023 9243 5000

"Situated in the ever popular location of Castle Street is this mid-terraced cottage built circa 1910. The property has been extensively refurbished by the current owner and now provides a beautifully presented cottage in the pretty and historic Castle Street. Providing good sized accommodation over three floors with three bedrooms, further loft room, open plan kitchen/dining space, separate sitting room, utility and ground floor cloakroom. A real asset of this home is the block paved off road parking for up to two vehicles."

Matt Spacey, Senior Branch Manager, Fareham and Portchester Office

PORCH

Entrance via double glazed door, door to:-

LOUNGE

13' 0" x 11' 1" (3.96m x 3.38m) Double glazed sash window to front elevation, radiator, stairs to first floor landing, door to:-

DINING AREA

13' 0" x 11' 0" (3.96m x 3.35m) Double glazed window to rear elevation, understairs storage, wood flooring, opening to:-

KITCHEN

11' 1" x 8' 0" (3.38m x 2.44m) Double glazed window to side elevation, double glazed door to side elevation, comprehensive range of newly fitted wall and base units, ceramic one and a half bowl sink and drainer, built under oven hob and hood, built in dishwasher, built in fridge, wood flooring, door to:-

UTILITY ROOM

Double glazed window to rear elevation, work surface with plumbing for a washing machine and space for further appliance under, tiled walls and floors, wall mounted combination boiler, door to:-

WC

Double glazed window to side elevation, low level WC, vanity wash basin unit.

FIRST FLOOR LANDING

Doors leading to:-

BEDROOM ONE

13' 0" x 11' 1" (3.96m x 3.38m) Double glazed sash window to front elevation, radiator.

BEDROOM 2

11' 2" x 9' 11" (3.4m x 3.02m) Double glazed window to rear elevation, radiator, door to inner lobby with stairs to loft room.

BEDROOM THREE

8' 4" x 8' 0" (2.54m x 2.44m) Double glazed window to rear elevation, radiator.

BATHROOM

Double glazed window to side elevation, newly fitted suite comprising of "P" panelled bath, low level WC, vanity wash hand basin unit, towel rail radiator, tiled walls, wood flooring.

LOFT ROOM

12' 10" x 12' 8" (3.91m x 3.86m) Two double glazed Velux windows to rear elevation, radiator.

FRONT

Blocked paved driveway with off road parking for two cars.

GARDEN

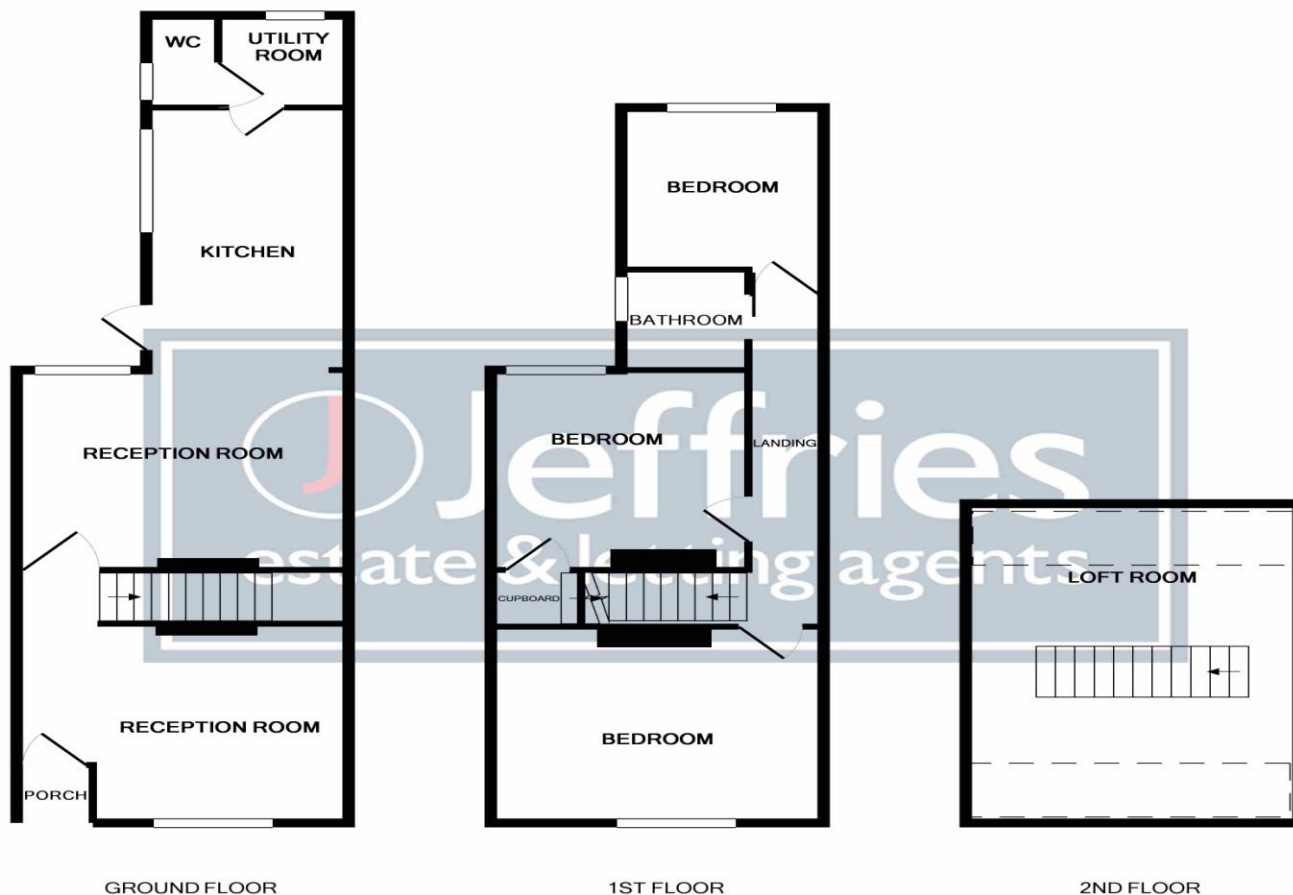
70ft (approx) laid to lawn area, brick built storage shed, pedestrian access to front.

Free solicitor quotes available on request



AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	