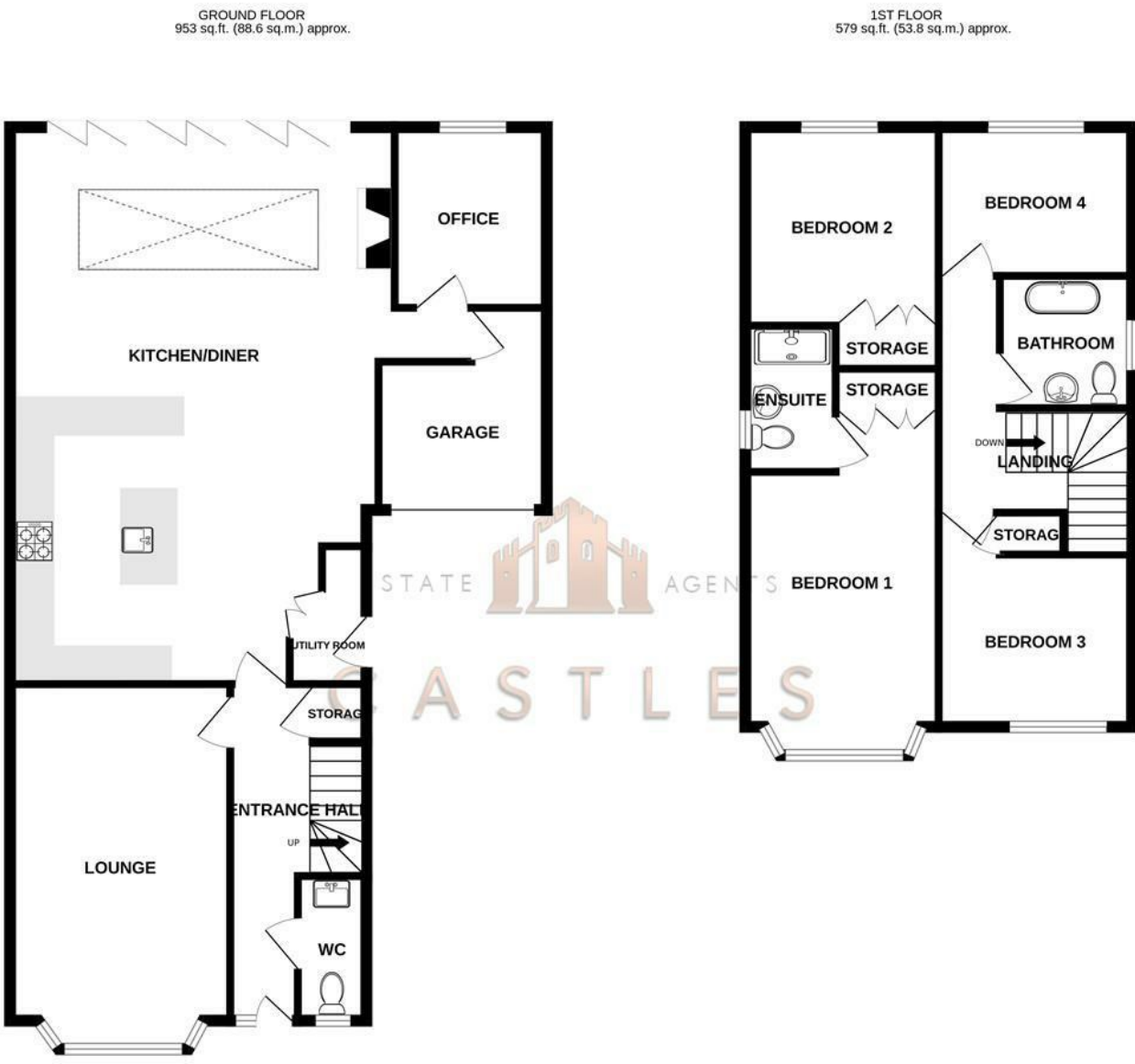




Floor Plan



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating						
	Current	Potential		Current	Potential				
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions						
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions						
England & Wales			England & Wales						
EU Directive 2002/91/EC			EU Directive 2002/91/EC						



95 Winnham Drive
Fareham, PO16 8QG

We are pleased to welcome to the market this detached four bedroom property with off road parking and garage in the popular Portchester location of Winnham Drive.

The property is very well presented throughout and the ground floor consists of an entrance hall with access to w/c, separate lounge room to the front and a large open plan kitchen diner - living room to the rear. Thanks to a large rear extension featuring bi-folds and a roof lantern this living space is flooded with natural light and offers a great indoor outdoor flow into the garden. There is also access into the study and a utility.

Moving upstairs there are four bedrooms in total. The primary bedroom benefits from a modern en-suite shower room and there is separate family bathroom also.

Externally the rear garden is all paved so low maintenance and side access is available. There is driveway to the side of the property for parking and garage.

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

Asking price £500,000

95 Winnham Drive
Fareham, PO16 8QG



- FOUR BEDROOMS
- DETACHED
- GARAGE
- BI-FOLDS & LARGE ROOF LANTERN
- TWO BATHROOMS
- OFF ROAD PARKING
- REAR EXTENSION
- OPEN PLAN LIVING

LOUNGE
10'9" x 16'8" (3.3 x 5.1)

KITCHEN/DINER
19'0" x 27'6" x 16'4" (5.8 x 8.4 x 5.0)

OFFICE
7'6" x 8'10" (2.3 x 2.7)

W/C
3'7" x 6'6" (1.1 x 2.0)

BEDROOM 1
9'6" x 15'8" (2.9 x 4.8)

EN-SUITE
4'3" x 7'2" (1.3 x 2.2)

BEDROOM 2
9'6" x 10'5" (2.9 x 3.2)

BEDROOM 3
9'2" x 9'10" (2.8 x 3.0)

BATHROOM
6'6" x 6'6" (2.0 x 2.0)

BEDROOM 4
9'6" x 7'2" (2.9 x 2.2)

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.

