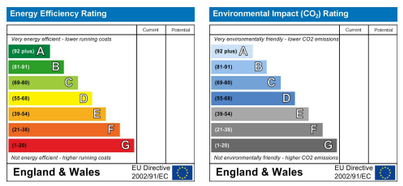
Floor Plan



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.



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www.castlesestates.co.uk

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

Directors: Charles Tuson & Gary Agar

Company Number: 12821075

VAT Number: 356389459

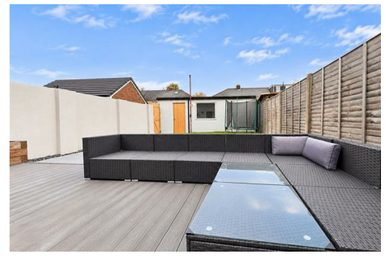
CASTLES

ESTATE AGENTS









8 Queen Mary Road

Fareham, PO16 9RJ

We are pleased to welcome to the market this three bedroom property with off road parking to the front for two vehicles in the central location of Queen Mary Road, Portchester.

The property is well presented throughout and the ground floor features a lounge room to the front with an open planned kitchen diner and downstairs shower room to the rear thanks to a large rear extension that has been added.

Moving upstairs there are three bedrooms in total, two of which are generous doubles and a modern family bathroom.

Bifold doors open up onto a rear garden split into three areas, composite decking, patio and grass. At the end of the garden is a substantially sized garage.

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

Asking price £375,000

8 Queen Mary Road

Fareham, PO16 9RJ

3 1 2

- SEMI DETACHED
- TWO BATHROOMS
- LANDSCAPED GARDEN
- GARAGE
- THREE BEDROOMS
- OPEN PLAN LIVING
- OFF ROAD PARKING

LOUNGE
13'5" x 11'9" (4.1 x 3.6)

KITCHEN/DINER
19'4" x 18'8" (5.9 x 5.7)

W/C
3'3" x 5'10" (1.0 x 1.8)

BATHROOM
5'6" x 5'6" (1.7 x 1.7)

BEDROOM 1
11'1" x 11'9" (3.4 x 3.6)

BEDROOM 2
13'1" x 11'9" (4.0 x 3.6)

BEDROOM 3
7'10" x 7'6" (2.4 x 2.3)

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.

