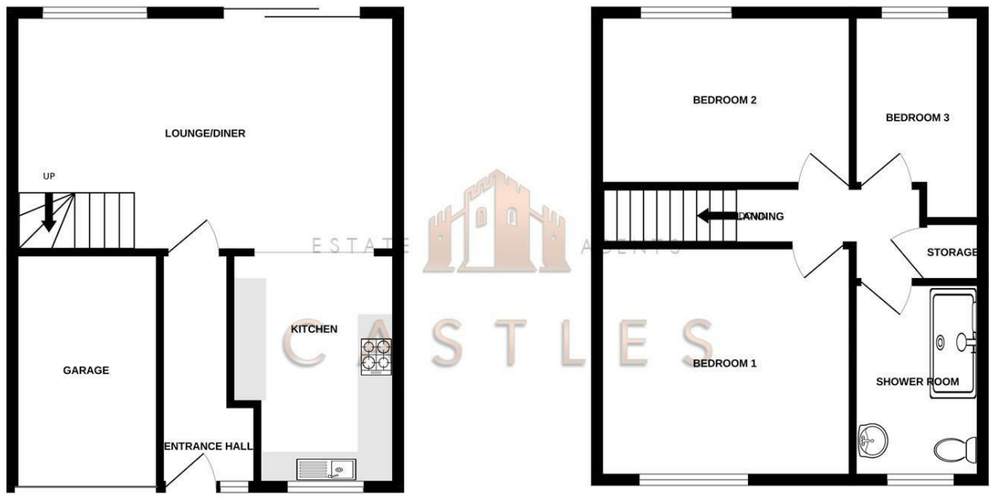
Floor Plan

GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.

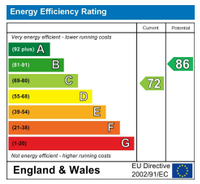
1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.

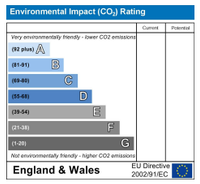


TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

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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Directors: Charles Tuson & Gary Agar
Company Number: 12821075
VAT Number: 356389459

CASTLES
ESTATE AGENTS









11 Cormorant Close

Fareham, PO16 8AS

We are pleased to welcome to the market this three bedroom mid terrace property with integral garage located in Cormorant Close, Portchester,

The property is well presented throughout and the ground floor consists of an open plan lounge diner with sliding doors onto the garden space. There is a modern fitted kitchen and integral garage completing the ground floor accommodation.

Moving upstairs there are three bedrooms and a modern shower room. Two of the bedrooms are generous doubles and the smaller third bedroom is currently being utilised as an office.

Externally the rear garden is a generous size and consists of porcelain tiled patio and lawns along with rear access. via a gate. The garden is South East facing so plenty of sunshine throughout the day.

The property has recently had a new consumer unit electrics wise and the combi boiler (located in the loft) was serviced a couple months ago. The loft is boarded and accessible via a fold out ladder.

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

Asking price £325,000

11 Cormorant Close

Fareham, PO16 8AS

3 | 1 | 1 | C

- THREE BEDROOMS
- VISITORS PARKING
- MODERN KITCHEN
- IDEAL FIRST TIME BUYER HOME
- INTEGRAL GARAGE
- SOUTH EAST FACING GARDEN
- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL SHOPS

LOUNGE/DINER
19'0" x 11'9" (5.8 x 3.6)

KITCHEN
6'10" x 11'5" (2.1 x 3.5)

SHOWER ROOM
6'6" x 9'10" (2.0 x 3.0)

BEDROOM 1
12'9" x 11'9" (3.9 x 3.6)

BEDROOM 2
12'5" x 8'6" (3.8 x 2.6)

BEDROOM 3
6'6" x 8'6" (2.0 x 2.6)

GARAGE

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.

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.

