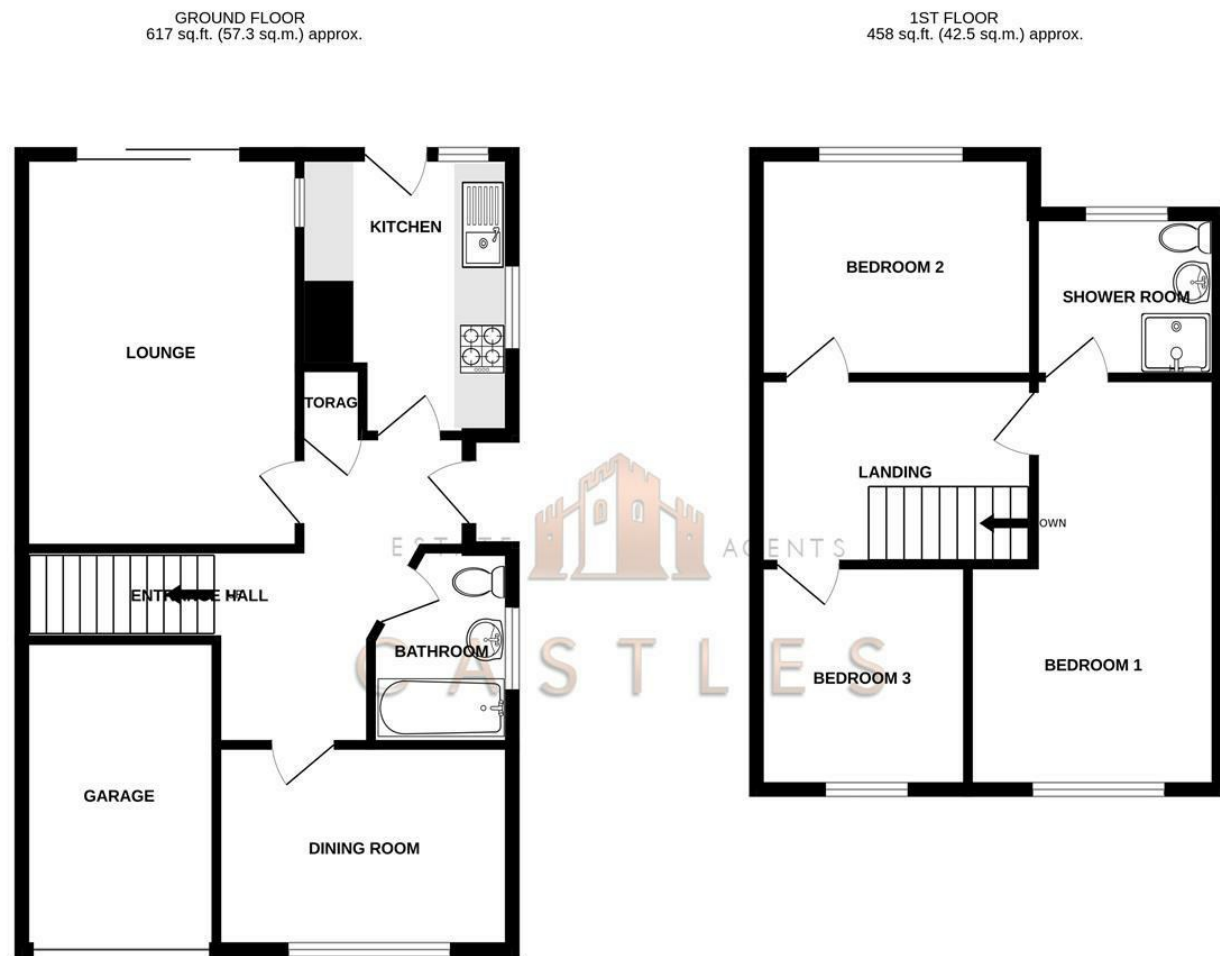


Floor Plan



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 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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**12 Merrow Close**  
**Fareham, PO16 9TL**

We are pleased to welcome to the market this three/four bedroom semi detached chalet bungalow with garage and off road parking in the quiet cul-de-sac location of Merrow Close, Portchester.

The property does require some modernisation but is well presented throughout.

The ground floor is comprised of a lounge room with sliding doors out onto the garden space, dining room, bathroom and kitchen.

Moving upstairs there are three bedrooms and the primary bedroom has the benefit of an en-suite shower room.

Externally there is a driveway to the front for off road parking and an integral garage. The rear garden is a generous size and features paved areas and lawns with a large shed for storage.

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

**Offers over £315,000**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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# 12 Merrow Close

Fareham, PO16 9TL



- FOUR BEDROOMS
- OFF ROAD PARKING
- SOUTH EAST FACING GARDEN
- GARAGE
- TWO BATHROOMS
- QUIET CUL-DE-SAC LOCATION

### LOUNGE

11'1" x 15'8" (3.4 x 4.8)

### KITCHEN

8'6" x 11'1" (2.6 x 3.4)

### DINING ROOM/BEDROOM 4

11'9" x 8'2" (3.6 x 2.5)

### BATHROOM

5'6" x 7'10" (1.7 x 2.4)

### BEDROOM 1

11'9" x 14'9" x 8'6" (3.6 x 4.5 x 2.6)

### ENSUITE

7'2" x 6'6" (2.2 x 2.0)

### BEDROOM 2

11'1" x 8'10" (3.4 x 2.7)

### BEDROOM 3

8'6" x 8'10" (2.6 x 2.7)

### GARAGE

8'2" x 16'4" (2.5 x 5.0)

### 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.

