

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-95%) A			(92-95%) A		
(81-91%) B			(81-91%) B		
(69-80%) C			(69-80%) C		
(55-65%) D			(55-65%) D		
(39-54%) E			(39-54%) E		
(21-38%) F			(21-38%) F		
(1-20%) G			(1-20%) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		85			6E

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK
GARY@CASTLESESTATES.CO.UK
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



12 Coppins Grove
Fareham, PO16 9HG

We are pleased to welcome to the market this well presented three bedroom house with off road parking in the popular location of Coppins Grove, Portchester

On the Ground floor there is an Entrance Hallway, Lounge, Modern Fitted Kitchen/Diner leading onto the conservatory which has patio doors opening up onto the rear garden.

On the First floor we have two double bedrooms a good sized single bedroom which the current owners have set out as a study, there is also an upstairs modern family bathroom.

Please note this property has potential to extend, previously planning permission was granted for a single storey extension across the back of the home to remove the current conservatory to make a larger kitchen/family room, there is a possibility that you could do a 'wrap around' single storey extension across to the boundary line in line with the the front door. This would then add a fourth bedroom downstairs, a downstairs shower room & WC, a small utility off the kitchen then opening back up to the very popular family/kitchen/dining space. **PLEASE NOTE THIS WOULD BE SUBJECT TO PLANNING PERMISSION AND THAT YOU WOULD NEED TO GET THE RELEVANT AUTHORITIES TO GIVE THIS OPTION APPROVAL**

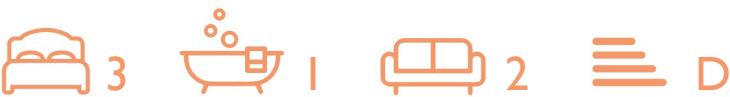
One of the many benefits the current owners have enjoyed whilst living here is how accessible it has been to get to the shoreline and local park which means it is very family friendly and also idyllic for dog walkers.

There is an Outbuilding to the rear that has electric and has recently had new windows fitted, the current owners had planned to make this into a garden room and there maybe some work required here to maximise its

Offers over £350,000

12 Coppins Grove

Fareham, PO16 9HG



- THREE BEDROOM END OF TERRACE HOUSE
- KITCHEN/DINING ROOM
- GAS CENTRAL HEATING
- REAR ACCESS
- CLOSE DISTANCE FROM SHORE LINE
- LOUNGE
- DOUBLE GLAZING
- OFF ROAD PARKING
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION
- VERY WELL PRESENTED THROUGHOUT

LOUNGE DINER
15'5" x 11'5" (4.7 x 3.5)

KITCHEN
16'8" x 8'10" (5.1 x 2.1)

CONSERVATORY
9'6" x 8'10" (2.9 x 2.7)

BEDROOM ONE
12'1" x 10'9" (3.7 x 3.3)

BEDROOM TWO
10'9" x 10'2" (3.3 x 3.1)

BEDROOM THREE
6'6" x 5'6" (2.0 x 1.7)

BATHROOM

OFFICE / GYM
23'7" x 8'10" (7.2 x 2.7)

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.

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.

