

Energy Efficiency Rating

Rating	Current	Proposed
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Proposed
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

49 Leith Avenue
Fareham, PO16 8HN

We are pleased to welcome to the market this four bedroom semi detached property with large rear extension, off road parking and garage in the popular Portchester location of Leith Avenue.

The property is well presented throughout and the ground floor consists of a separate reception room to the front of the property with a huge open plan kitchen diner and living room across the rear. The extension features two roof lanterns and bi-folds across the rear providing a wonderful indoor - outdoor flow to the home. A downstairs shower room and integral garage completes the ground floor accommodation.

Moving upstairs there are four bedrooms in total and a family bathroom.

Externally the property has off road parking to the front and the rear garden is a generous size and has all been landscaped featuring paved areas, astro and a pergola at the bottom.

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

Asking price £500,000



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

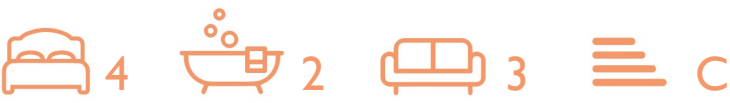


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49 Leith Avenue
Fareham, PO16 8HN



- FOUR BEDROOMS
- LARGE REAR EXTENSION
- TWO ROOF LANTERNS
- INTEGRAL GARAGE
- TWO BATHROOMS
- BI-FOLDS ACROSS REAR
- OFF ROAD PARKING
- LANDSCAPED GARDEN & PERGOLA

RECEPTION ROOM
11'9" x 11'1" (3.6 x 3.4)

LIVING ROOM
12'9" x 11'9" (3.9 x 3.6)

KITCHEN DINER
24'7" x 20'4" (7.5 x 6.2)

SHOWER ROOM

INTEGRAL GARAGE
9'6" x 7'2" (2.9 x 2.2)

BEDROOM ONE
13'5" x 11'5" (4.1 x 3.5)

BEDROOM TWO
12'9" x 11'5" (3.9 x 3.5)

BEDROOM THREE
12'9" x 7'10" (3.9 x 2.4)

BEDROOM FOUR
7'10" x 6'6" (2.4 x 2.0)

BATHROOM

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.

