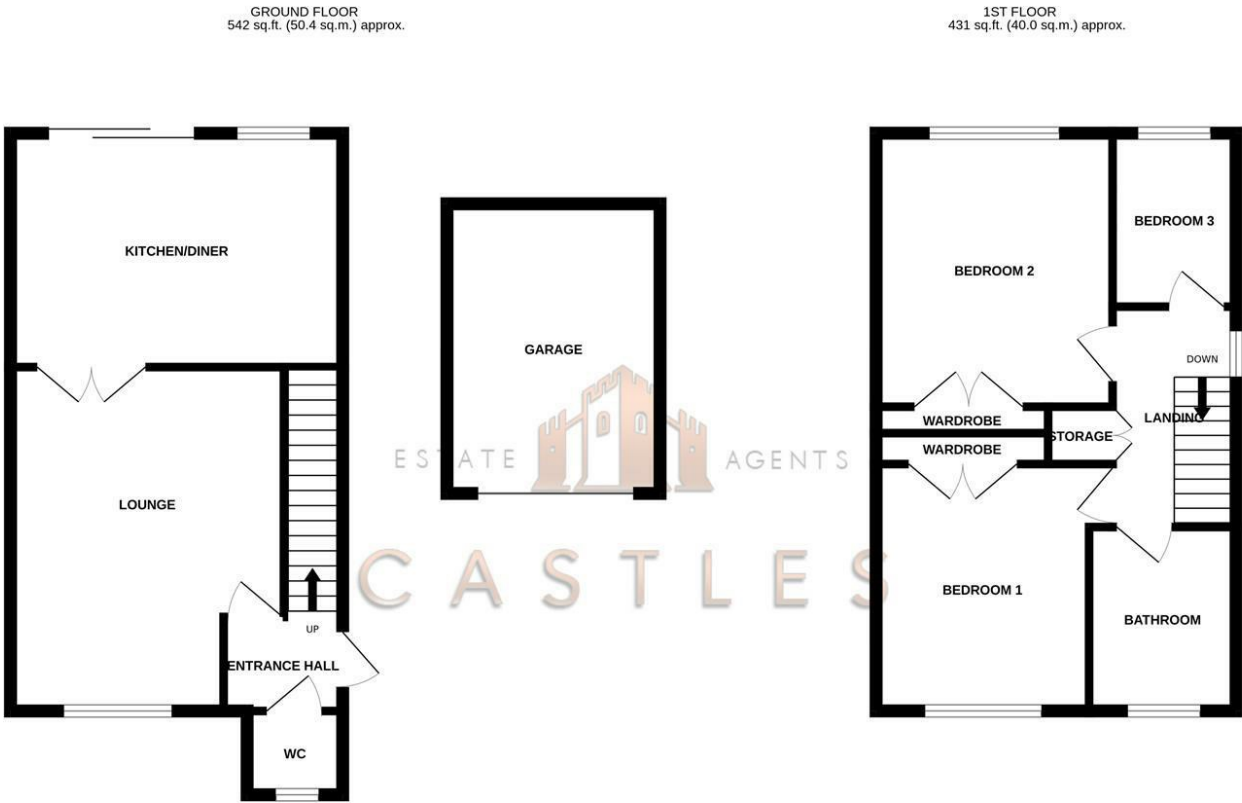


Floor Plan

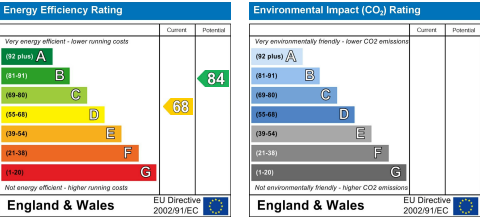


TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.

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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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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3 Boxwood Close

Fareham, PO16 8TQ

We are pleased to welcome to the market this three bedroom semi detached property with off road parking and garage situated in the quiet cul-de-sac location of Boxwood Close, Portchester.

The property does require some modernisation in areas but is well presented and well proportioned.

The ground floor consists of a lounge with double doors opening up into the kitchen diner which overlooks the garden. There is a downstairs w/c also. Moving upstairs there are three bedrooms and a family bathroom.

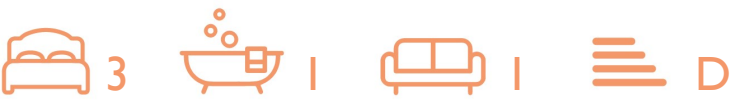
Externally there is a driveway and garage to the side. Front garden space could easily be converted into further parking opportunities. The rear garden is a fair size and does have side access.

Local shops, bus routes and Portchester train station are a short walk away.

For more information

Offers over £300,000

3 Boxwood Close
Fareham, PO16 8TQ



- THREE BEDROOMS
- GARAGE
- QUIET CUL-DE-SAC LOCATION
- OFF ROAD PARKING
- SEMI DETACHED
- CLOSE TO LOCAL SHOPS

LOUNGE
16'8" x 15'5" (5.1 x 4.7)

KITCHEN/DINER
15'5" x 9'2" (4.7 x 2.8)

BATHROOM
8'2" x 6'6" (2.5 x 2.0)

BEDROOM 1
12'1" x 8'6" (3.7 x 2.6)

BEDROOM 2
10'9" x 8'6" (3.3 x 2.6)

BEDROOM 3
8'2" x 6'6" (2.5 x 2.0)

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.

