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Approximate Area = 1512 sq ft / 140.4 sq m  
Garage = 122 sq ft / 11.3 sq m  
Outbuilding = 589 sq ft / 54.7 sq m  
Total = 2223 sq ft / 206.4 sq m  
For identification only - Not to scale



## Fareham, PO16 8DA

The property has undergone a huge transformation by the current owners, maximising the space by adding a rear extension with skylight and bi-fold doors and a side extension.

Moving upstairs there are four bedrooms in total and a family bathroom. The bedroom located at the rear have amazing views over the solent.

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

**Energy Efficiency Rating**

Measure	Current	Potential
Very energy efficient - lower running costs	92 (plus) A	95 (plus) A
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

UK: 69

EU: 83

**Environmental Impact (CO<sub>2</sub>) Rating**

Measure	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92 (plus) A	95 (plus) A
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

UK: 69

EU: 83

**England & Wales**

EU Directive 2002/91/EC

**England & Wales**

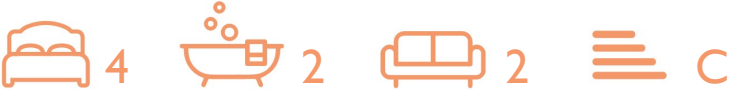
EU Directive 2002/91/EC



**VAT Number: 356389459**



25 Laverock Lea  
Fareham, PO16 8DA



- FOUR BEDROOMS
- TWO BATHROOMS
- OFF ROAD PARKING
- SOLENT VIEWS
- DETACHED
- BAR/SUMMER HOUSE IN GARDEN
- GARAGE
- PORTCHESTER HILL SLOPES LOCATION

RECEPTION ROOM  
12'5" x 12'1" (3.8 x 3.7)

KITCHEN / RECEPTION  
24'11" x 19'0" (7.6 x 5.8)

UTILITY  
10'2" x 7'2" (3.1 x 2.2)

SHOWER ROOM

GARAGE  
16'0" x 7'10" (4.9 x 2.4)

BEDROOM ONE  
18'8" x 13'5" (5.7 x 4.1)

BEDROOM TWO  
11'5" x 10'5" (3.5 x 3.2)

BEDROOM THREE  
10'5" x 7'6" (3.2 x 2.3)

BEDROOM FOUR  
8'2" x 7'10" (2.5 x 2.4)

BATHROOM

GAMES ROOM  
22'3" x 17'0" (6.8 x 5.2)

STORAGE  
8'10" x 7'2" (2.7 x 2.2)

STORE  
13'9" x 6'10" (4.2 x 2.1)

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.

