


For identification only - Not to scale



The figure consists of two side-by-side bar charts. The left chart is titled 'Energy Efficiency Rating' and the right chart is titled 'Environmental Impact (CO₂) Rating'. Both charts compare 'England & Wales' (represented by a blue bar) with the 'EU Directive 2002/91/EC' (represented by a green bar). The charts use a color-coded scale from A (green) to G (red) to represent different levels of performance. In the Energy Efficiency Rating chart, England & Wales is at level G and the EU Directive is at level F. In the Environmental Impact (CO₂) Rating chart, England & Wales is at level G and the EU Directive is at level F. The charts also include a 'Current' and 'Potential' column for each rating.

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-63) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales: 72
EU Directive 2002/91/EC: 78

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-63) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales
EU Directive 2002/91/EC



Nestled in the charming area of Newtown, Portchester, this well presented three-bedroom semi detached house is a perfect first time buy.

The ground floor consists of a modern fitted kitchen with access into a utility room, generous lounge room and separate dining room.

The house features three well-proportioned bedrooms and a modern family bathroom.

One of the standout features of this property is its prime location. It is conveniently situated within walking distance to Portchester train station, making it an excellent choice for commuters or those who enjoy easy access to nearby amenities and attractions. Portchester village shops is also only a short walk away.

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

Offers over £290,000

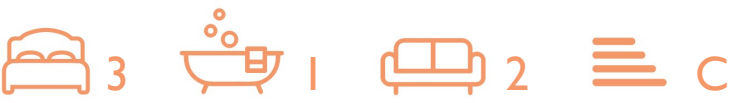


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- THREE BEDROOMS
- GENEROUS REAR GARDEN
- CLOSE TO TRAIN STATION
- IDEAL FIRST TIME BUY
- SEMI DETACHED
- CLOSE TO PORTCHESTER SHOPS
- TWO RECEPTION ROOMS
- QUIET CUL-DE-SAC LOCATION

LOUNGE
13'5" x 11'1" (4.1 x 3.4)

DINING ROOM
10'2" x 9'6" (3.1 x 2.9)

KITCHEN
13'9" x 5'10" (4.2 x 1.8)

UTILITY ROOM
7'10" x 5'10" (2.4 x 1.8)

BEDROOM ONE
13'5" x 10'9" (4.1 x 3.3)

BEDROOM TWO
11'1" x 10'2" (3.4 x 3.1)

BEDROOM THREE
8'6" x 7'6" (2.6 x 2.3)

BATHROOM

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.

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.

