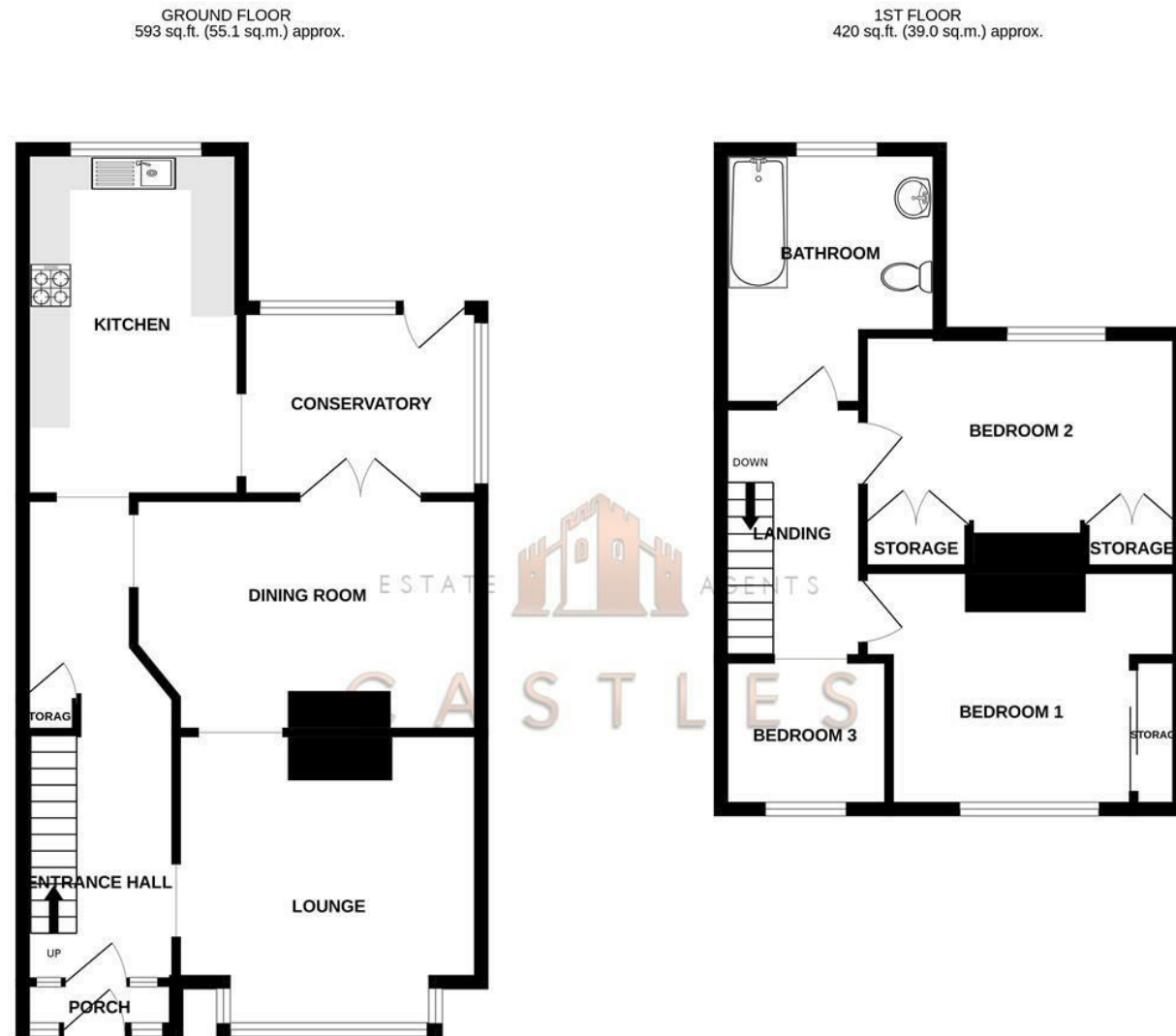


Floor Plan



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 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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**40 Cornaway Lane**  
**Fareham, PO16 9DB**

We are pleased to welcome to the market this three bedroom semi detached property with off road parking to the rear located in Cornaway Lane, Portchester.

The property is situated on a corner plot with access to the parking at the rear via Central Road.

Internally the property is well presented and consists of a separate lounge room to the front of the home which could be utilised as a bedroom if required. There is a reception room to the centre of the home with conservatory space to the rear and kitchen.

Moving upstairs there is a large family bathroom, two spacious double bedrooms and a dressing room.

Externally there is front and rear gardens with off road parking.

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

**£1,850 Per month**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(21-24) <b>A</b>
(81-91) <b>B</b>			(25-27) <b>B</b>
(69-80) <b>C</b>			(28-30) <b>C</b>
(55-68) <b>D</b>			(31-34) <b>D</b>
(39-54) <b>E</b>			(35-38) <b>E</b>
(21-38) <b>F</b>			(39-42) <b>F</b>
(1-20) <b>G</b>			(43-45) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson & Gary Agar

Company Number: 12821075

VAT Number: 356389459

# 40 Cornaway Lane

Fareham, PO16 9DB



- THREE BEDROOMS
- OFF ROAD PARKING X 3 CARS
- CLSOE TO LOCAL SHOPS
- SEMI DETACHED
- FRONT & REAR GARDENS
- WELL PRESENTED THROUGHOUT

### LOUNGE

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

### DINING ROOM

14'1" x 9'6" (4.3 x 2.9)

### CONSERVATORY

9'10" x 7'6" (3.0 x 2.3)

### KITCHEN

8'10" x 14'1" (2.7 x 4.3)

### BATHROOM

8'10" x 10'5" (2.7 x 3.2)

### BEDROOM 1

12'1" x 9'10" (3.7 x 3.0)

### BEDROOM 2

12'9" x 9'6" (3.9 x 2.9)

### BEDROOM 3

6'10" x 6'2" (2.1 x 1.9)

### Lettings Information

Holding Deposit (a maximum of 1 weeks rent): £426 based on Advertised Rental to reserve property.

Minimum Rental Term of Six Months

Payable Deposit (a maximum of 5 weeks rent): £2134

Council Tax Band: C

EPC Rating: TBC

Right To Rent - Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

