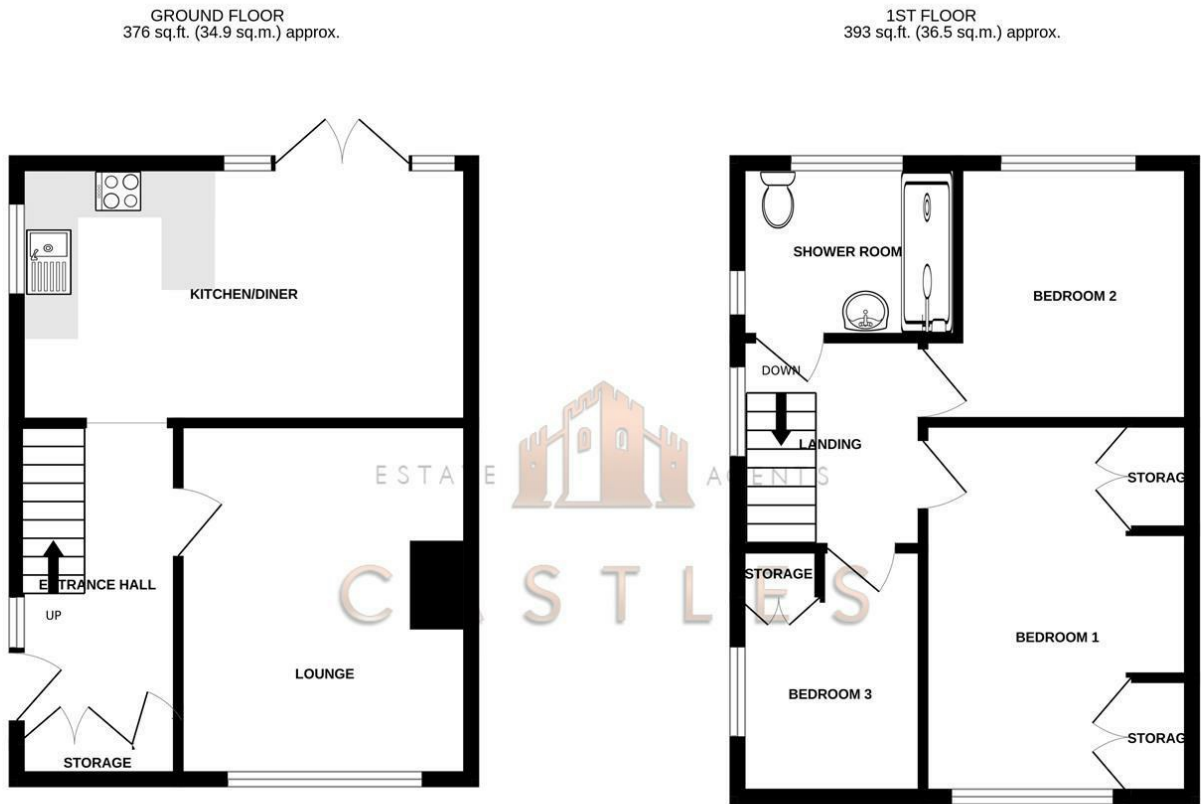


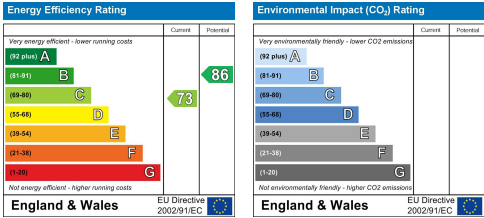


Floor Plan



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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.



I Tamar Close
Fareham, PO16 8QF

We are pleased to welcome to the market this three bedroom semi-detached property with off road parking for three vehicles in the popular cup-de-sac location of Tamar Close, Portchester.

The property is presented to an exceptional standard throughout.

The ground floor consists of an entrance hallway, lounge room and an open plan kitchen diner across the rear of the property. The kitchen does also feature a breakfast bar with stools along with French doors opening on to the South facing garden.

Moving upstairs you have three bedrooms in total, two of which are large doubles. There is also a recently finished modern shower room completing this levels accommodation.

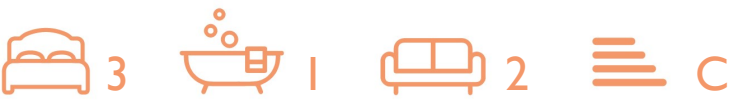
Externally you have a front garden, private driveway to the side with space for up to three vehicles and a South facing rear garden with shed for storage.

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

Offers over £350,000

I Tamar Close

Fareham, PO16 8QF



- SEMI DETACHED
- THREE BEDROOMS
- OFF ROAD PARKING FOR THREE
- PRIVATE DRIVEWAY
- SOUTH FACING REAR GARDEN
- OPEN PLAN KITCHEN DINER
- NEW SHOWER ROOM
- WELL PRESENTED THROUGHOUT

LOUNGE
10'9" x 13'1" (3.3 x 4.0)

KITCHEN/DINER
16'8" x 9'6" (5.1 x 2.9)

BATHROOM
7'2" x 5'2" (2.2 x 1.6)

BEDROOM ONE
13'9" x 9'10" (4.2 x 3.0)

BEDROOM TWO
9'10" x 9'6" (3.0 x 2.9)

BEDROOM THREE
9'2" x 6'6" (2.8 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.

