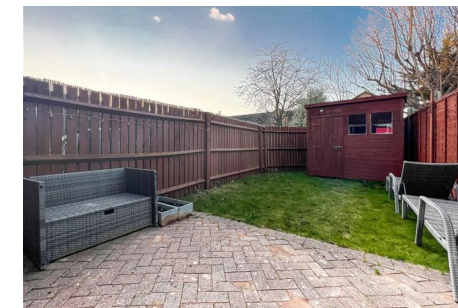


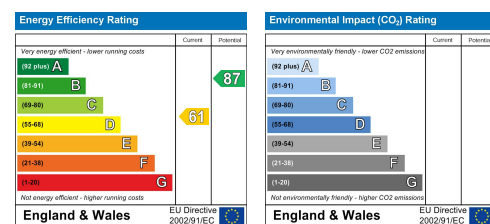
Floor Plan



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 4 Thornby Court Portsmouth, PO3 5TX

Castles are pleased to welcome to the market this well presented two bedroom semi detached property with parking in the popular location of Thornby Court, Anchorage Park.

This home is unlike the usual two bedroom homes in the area as it now house a kitchen diner with vaulted ceiling and vellum windows in what used to be a garage. The conversion adds lots more square footage to the property and allows what was the original kitchen to be a utility room. The layout works really well and you also have a lounge room with sliding doors onto the garden completing the ground floor accommodation.

Moving upstairs there are two bedrooms and a family bathroom. The primary bedroom has two area of built in storage also.

Other benefits to this home is a Worcester combi boiler being fitted three years ago along with all new windows and front door being fitted within the past year.

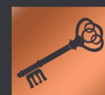
Externally the home is set in a peaceful location and has side access to the garden and parking to rear.

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

**Offers over £300,000**

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899

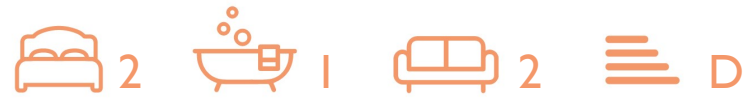


CHARLES@CASTLESTATES.CO.UK  
GARY@CASTLESTATES.CO.UK  
SEAN@CASTLESTATES.CO.UK



# 4 Thornby Court

Portsmouth, PO3 5TX



- SEMI DETACHED
- ANCHORAGE PARK
- OFF ROAD PARKING
- NEW WINDOWS & FRONT DOOR
- TWO BEDROOMS
- NEW KITCHEN
- OPEN PLAN KITCHEN DINER
- GREAT ACCESS ROUTES

**ENTRANCE HALLWAY**  
9'2" x 3'3" (2.8 x 1.0)

**LOUNGE**  
15'1" x 11'9" (4.6 x 3.6)

**KITCHEN DINER**  
24'7" x 7'6" (7.5 x 2.3)

**UTILITY ROOM**  
7'10" x 6'10" (2.4 x 2.1)

**BEDROOM ONE**  
12'1" x 9'6" (3.7 x 2.9)

**BEDROOM TWO**  
11'9" x 5'6" (3.6 x 1.7)

**BATHROOM**  
8'6" x 5'6" (2.6 x 1.7)

**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. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

