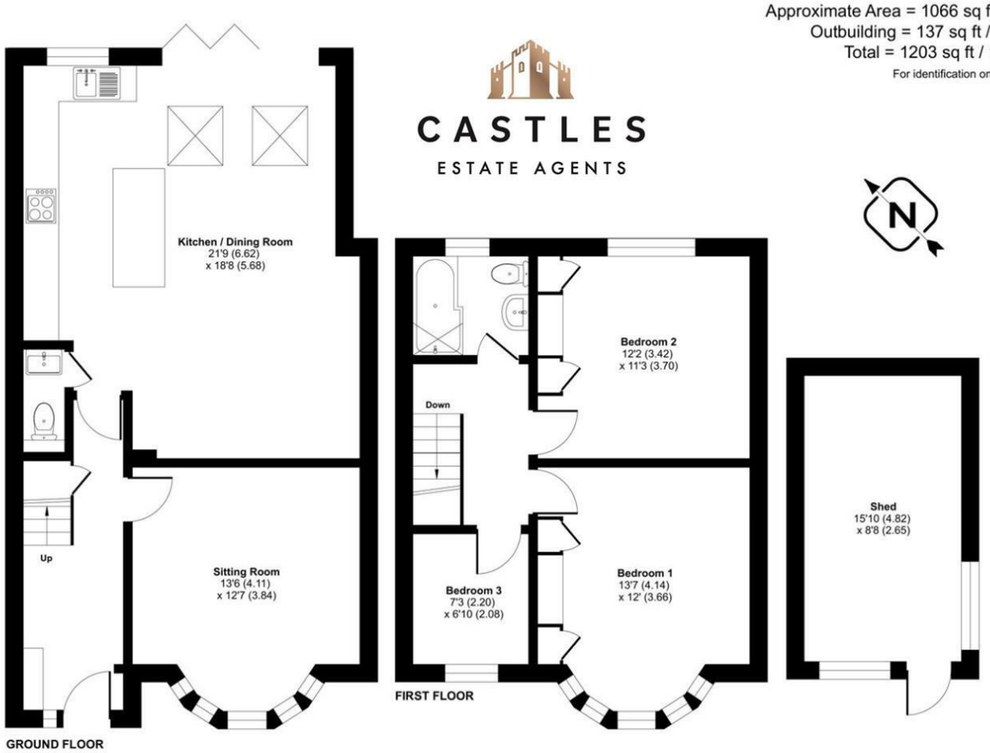
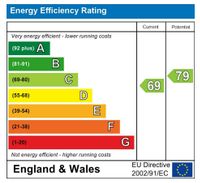
Floor Plan

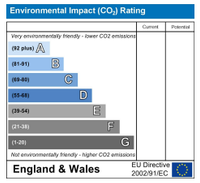
Approximate Area = 1066 sq ft / 99 sq m
Outbuilding = 137 sq ft / 12.7 sq m
Total = 1203 sq ft / 111.7 sq m
For identification only - Not to scale

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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.





02394318899

www.castlesestates.co.uk

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

Directors: Charles Tuson & Gary Agar
Company Number: 12821075
VAT Number: 356389459

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81 Green Lane

Portsmouth, PO3 5EZ

We are pleased to welcome to the market this three bedroom mid terrace property with large rear extension and off road parking to the rear in the popular Hilsea/Copnor location of Green Lane.

The property features a generous open plan kitchen diner perfect with bi-folds and velux windows offering up lots of natural light into the space. To the front of the home there is a comfortable sitting room with bay window and a downstairs w/c accessible from the entrance hall.

Moving upstairs there are three well-proportioned bedrooms and a modern family bathroom.

Externally the property benefits from a bay and forecourt to the front with generous rear garden to the rear featuring paved areas, lawns and an outbuilding/shed providing additional storage.

This property offers potential to expand into the loft space, subject to local planning permission. Conveniently located, the home is within easy reach of a range of local shops, supermarkets, cafés, and everyday amenities, while excellent bus routes provide straightforward access across Portsmouth and surrounding areas. Hilsea train station is also nearby, offering direct rail links for commuters travelling into London and beyond.

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

Offers over £340,000

81 Green Lane

Portsmouth, PO3 5EZ

3 1 2 C

- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- POTENTIAL FOR LOFT CONVERSION
- PARKING TO THE REAR
- REAR EXTENSION
- COPNOR/HILSEA LOCATION

LOUNGE
13'5" x 12'5" (4.1 x 3.8)

W/C

KITCHEN DINER
21'7" x 18'4" (6.6 x 5.6)

BEDROOM ONE
13'5" x 11'9" (4.1 x 3.6)

BEDROOM TWO
11'1" x 12'1" (3.4 x 3.7)

BEDROOM THREE
7'2" x 6'6" (2.2 x 2.0)

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.

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.

