

Floor Plan

GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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 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 ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(10-15) A
(81-91) B			(16-20) B
(69-80) C			(21-25) C
(55-68) D			(26-30) D
(39-54) E			(31-35) E
(21-38) F			(36-40) F
(1-20) G			(41-45) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



37 The Kingsway Hampshire, PO16 8NN

We are pleased to welcome to the market this two bedroom semi detached bungalow with garage and off road parking in the popular Portchester location of The Kingsway.

The property is well presented throughout but does require some modernisation in areas.

The accommodation consists of two bedrooms, two reception rooms, a modern shower room, kitchen at the rear with access into a conservatory.

The rear garden is a generous size and is South East facing featuring a paved patio area, footpath and lawns.

Via the shared driveway is access to the garage.

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

Asking price £350,000

37 The Kingsway

Hampshire, PO16 8NN



- SEMI DETACHED
- OFF ROAD PARKING
- SOUTH EAST FACING GARDEN
- TWO BEDROOMS
- BUNGALOW
- GARAGE
- GENEROUS GARDEN SPACE
- CLOSE TO LOCAL SHOPS

LOUNGE

12'1" x 15'8" (3.7 x 4.8)

SHOWER ROOM

5'10" x 5'10" (1.8 x 1.8)

DINING ROOM

11'9" x 12'5" (3.6 x 3.8)

KITCHEN

10'5" x 13'9" (3.2 x 4.2)

CONSERVATORY

10'9" x 5'2" (3.3 x 1.6)

BEDROOM 1

8'10" x 10'9" (2.7 x 3.3)

BEDROOM 2

8'10" x 9'6" (2.7 x 2.9)

GARAGE

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.

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.

