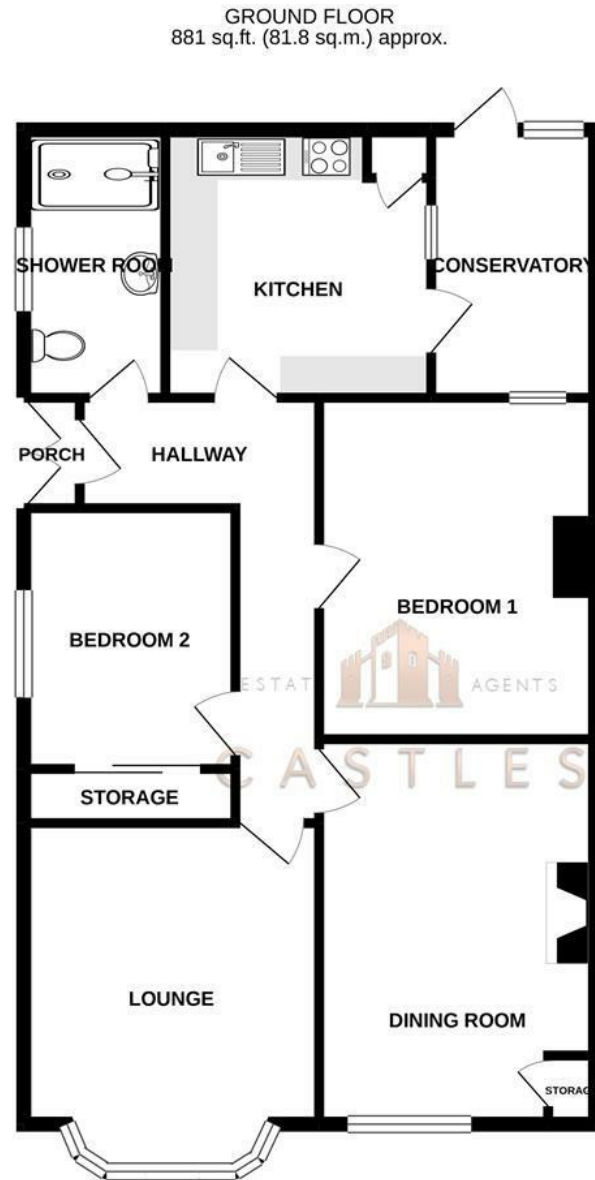


Floor Plan



TOTAL FLOOR AREA: 881 sq.ft. (81.8 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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16 Masfield Avenue
Paulsgrove, PO6 4PD

*** RENOVATION OPPORTUNITY - NO FORWARD CHAIN ***

Castles are pleased to welcome to the market this 2/3 bedroom bungalow with garage and off road parking for up to three cars in Masfield Avenue, Paulsgrove.

The property is in need of some upgrading but does already benefit from a recently installed combi boiler heating system and the bathroom has already been modernised.

This home features two large reception rooms, one of which could become bedroom three should it be required. Kitchen and Lean-To could be combined to create a new larger kitchen space and there are two good sized bedrooms on offer. The loft is huge and already lined so has potential for loft conversion to be added. With a little bit of TLC this property could once again be a lovely family home.

The garden is a fair size and is South East facing so plenty of sunshine.

This property is offered with no forward chain.

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

Offers over £280,000

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 | |
|--|-------------------------|--|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A (81-91) | 85 | Very environmentally friendly - lower CO ₂ emissions (20 plus) A (10-19) | |
| (69-80) B | | (10-19) B | |
| (55-68) C | 69 | (10-19) C | |
| (39-54) D | | (10-19) D | |
| (29-38) E | | (10-19) E | |
| (21-28) F | | (10-19) F | |
| (1-20) G | | (10-19) 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 |

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

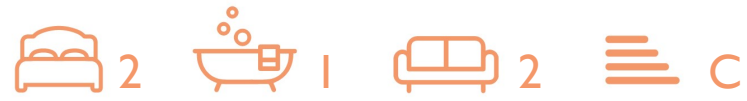


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16 Masfield Avenue

Paulsgrove, PO6 4PD



- 2/3 BEDROOM BUNGALOW
- GARAGE
- SOUTHEAST FACING GARDEN
- NO FORWARD CHAIN
- IN NEED OF UPDATING
- DRIVEWAY FOR 3 CARS
- TWO YEAR OLD COMBI BOILER
- GREAT POTENTIAL

LOUNGE

11'9" x 11'5" (3.6 x 3.5)

DINING ROOM

10'9" x 15'1" (3.3 x 4.6)

KITCHEN

10'5" x 11'5" (3.2 x 3.5)

LEAN-TO

6'6" x 11'5" (2.0 x 3.5)

SHOWER ROOM

5'6" x 7'10" (1.7 x 2.4)

BEDROOM ONE

12'5" x 10'9" (3.8 x 3.3)

BEDROOM TWO

8'2" x 10'2" (2.5 x 3.1)

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.

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.

