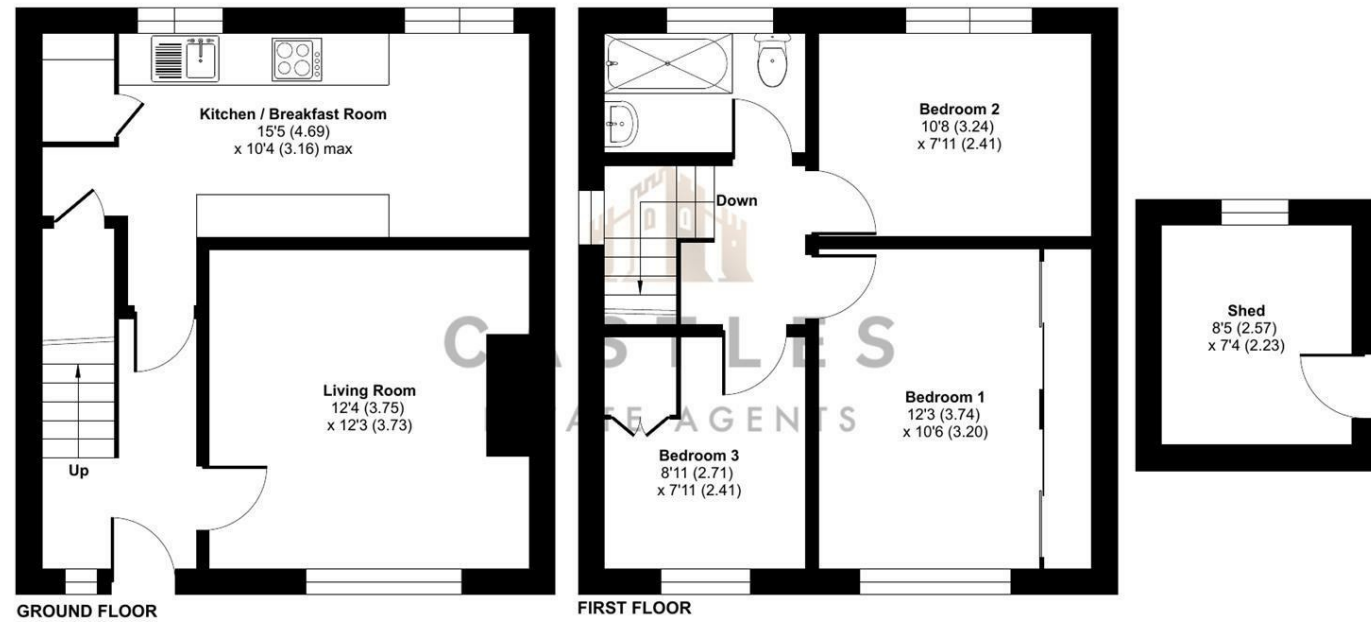


Floor Plan

**Wordsworth Avenue, Portsmouth, PO6**

Approximate Area = 770 sq ft / 71.5 sq m  
 Outbuilding = 62 sq ft / 5.7 sq m  
 Total = 832 sq ft / 77.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Castles Estate Agents Hampshire Ltd. REF: 1430834



**16 Wordsworth Avenue**  
**Portsmouth, PO6 4PL**

We are pleased to welcome to the market this three bedroom semi detached property in Wordsworth Avenue.

The property is well presented throughout and features a modern open plan kitchen diner across the rear. There is a spacious lounge room to the front of the property.

Upstairs there are three generous size bedrooms and a modern shower room.

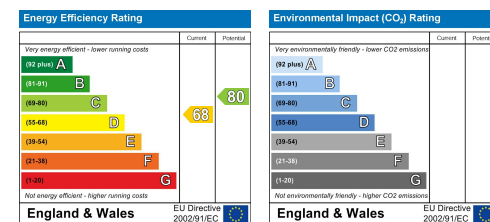
Externally the rear garden is a generous size and features a raised decked area and lawns. There is also a brick built shed for storage.

The property is close to local shops and only a short walk away from Portchester train station.

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

**Offers over £290,000**

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.



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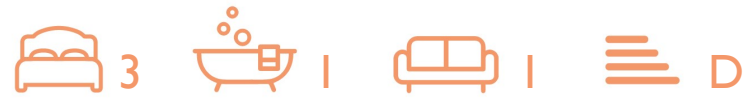
Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 16 Wordsworth Avenue

Portsmouth, PO6 4PL



- THREE BEDROOMS
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY
- SEMI DETACHED
- OPEN PLAN KITCHEN DINER
- CLOSE TO LOCAL SHOPS

## LOUNGE

12'1" x 12'1" (3.7 x 3.7)

## KITCHEN DINER

15'1" x 10'2" (4.6 x 3.1)

## BEDROOM ONE

12'1" x 10'5" (3.7 x 3.2)

## BEDROOM TWO

10'5" x 7'10" (3.2 x 2.4)

## BEDROOM THREE

8'10" x 7'10" (2.7 x 2.4)

## BATHROOM

### 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.

### 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.

