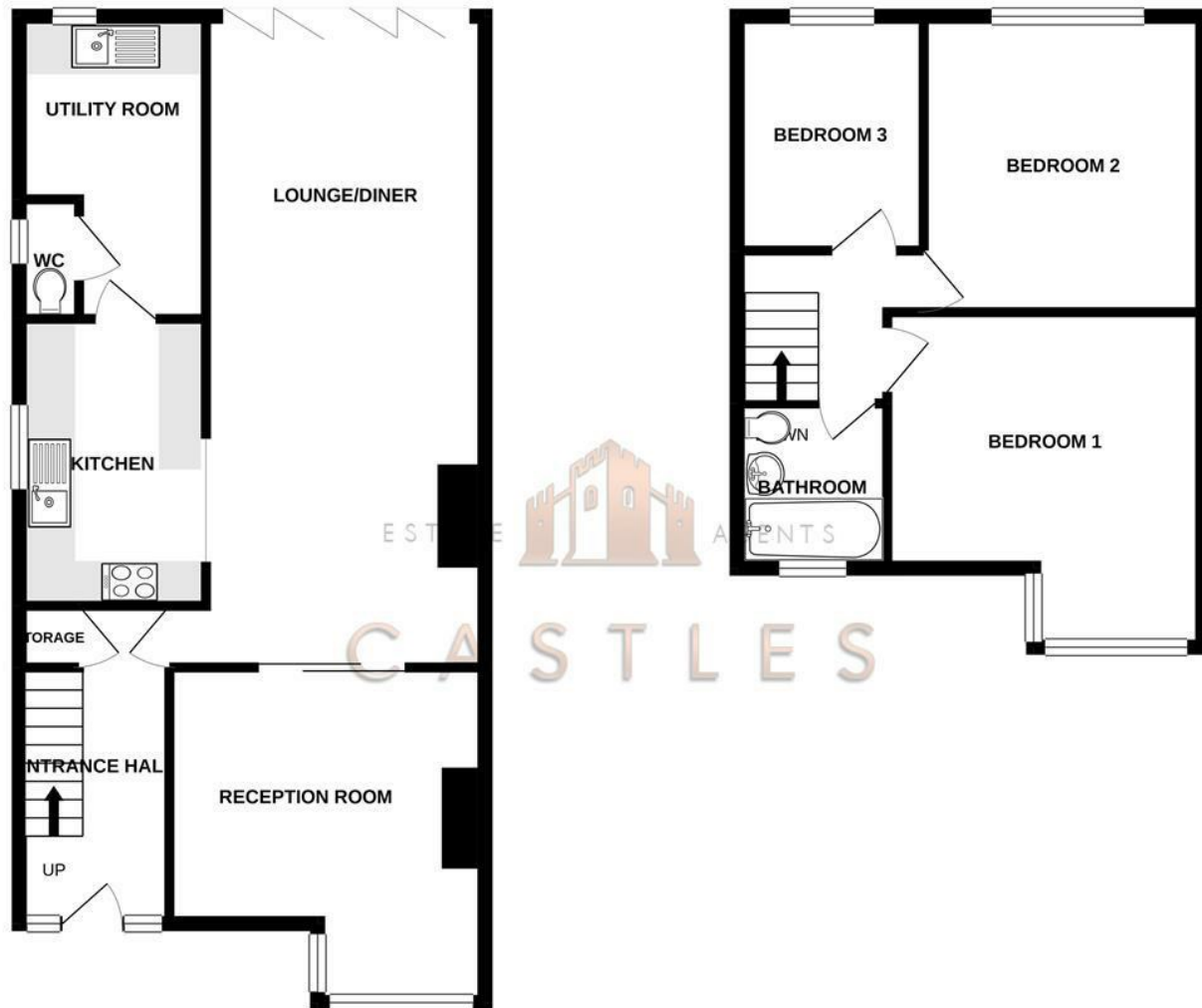


Floor Plan

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.7 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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10 Wicor Mill Lane
Portchester, PO16 9EG

Castles are pleased to welcome to the market this well presented three bedroom semi detached property with off road parking in Wicor Mill Lane, Portchester.

The property has undergone serious refurbishment and now boasts an open plan lounge diner kitchen area in the newly built extension with bi-fold doors across the rear and sky light. There is a separate lounge room to the front of the property which can be closed off or also be open plan via sliding doors. The kitchen has the benefit of a utility room to the rear and downstairs w/c.

Moving upstairs there are three bedrooms in total, two of which are large doubles along with a brand new modern family bathroom.

Externally the property has off road parking to the front and a spacious south east facing garden to the rear. The rear of the property extension has been rendered and the 1st floor cladded.

Other features of the property is Alexa voice controlled lights, food waste disposer in kitchen, hot water tap, all new windows throughout and a key coded alarmed front door.

For more information or to arrange a viewing on this exceptional home call Castles today.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(85-91) B		(85-91) B	
(69-84) C		(69-84) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
1-20 G		1-20 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

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PO16 9QD



02394318899



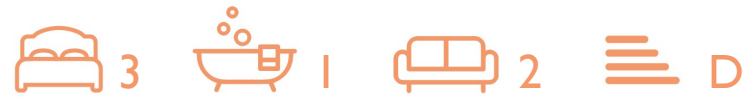
CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Offers over £350,000

10 Wicor Mill Lane

Portchester, PO16 9EG



- THREE BEDROOMS
- SKYLIGHT
- OFF ROAD PARKING
- BRAND NEW BATHROOM
- ALL NEW DOUBLE GLAZING
- OPEN PLAN LIVING
- BI-FOLDS ACROSS THE BACK
- BRAND NEW KITCHEN
- ALEXA VOICE CONTROLLED LIGHTS
- SOUTH EAST FACING GARDEN

ENTRANCE HALLWAY

12'5 x 5'10 (3.78m x 1.78m)

LOUNGE

12'04 x 10'04 (3.76m x 3.15m)

OPEN PLAN LOUNGE DINER

12'05 x 25'4 (3.78m x 7.72m)

KITCHEN

11'02 x 7'08 (3.40m x 2.34m)

UTILITY ROOM

9'05 x 7'10 (2.87m x 2.39m)

DOWNSTAIRS W/C

4'08 x 2'0 (1.42m x 0.61m)

BEDROOM ONE

10'05 x 12'04 (3.18m x 3.76m)

BEDROOM TWO

11'06 x 10'10 (3.51m x 3.30m)

BEDROOM THREE

9'10 x 7'04 (3.00m x 2.24m)

BATHROOM

6'05 x 5'10 (1.96m x 1.78m)

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.

