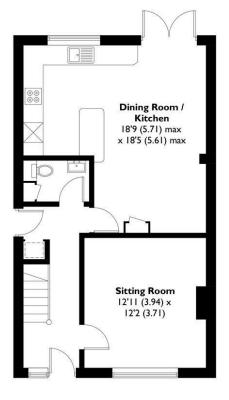
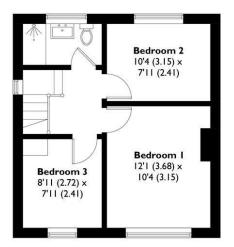
Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 971 SQ FT / 90.2 SQ M







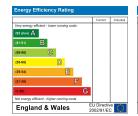
GROUND FLOOR 591 SQ FT / 54.9 SQ M

FIRST FLOOR 380 SQ FT / 35.3 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1174221)

Produced for Castles Estate Agents

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.





DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET PORTCHESTER PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK GARY@CASTLESESTATES.CO.UK SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459











36 Wordsworth Avenue

Portsmouth, PO6 4PL

We are pleased to welcome to the market this three bedroom semi detached property with off road parking for two to three vehicles in Wordsworth Avenue.

The property is well presented throughout and has been extended featuring a modern open plan kitchen diner across the rear. There is a spacious lounge room featuring shutter blinds to the front and a downstairs w/c.

Upstairs there are three generous size bedrooms all featuring fitted shutter blinds and a modern shower room. There is a loft ladder for access into the loft which is all boarded.

Externally there is off road parking to the front of the property for two to three vehicles. The rear garden has all been landscaped and features a raised patio BBQ area and a paved/astro turf garden. There is also a brick built shed for storage that has power.

Double glazing throughout and gas central heating is on offer.

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

Offers over £300,000

36 Wordsworth Avenue

Portsmouth, PO6 4PL









- THREE BEDROOMS
- REAR EXTENSION
- DOWNSTAIRS W/C
- CLOSE TO TRANSPORT LINKS

- OFF ROAD PARKING
- OPEN PLAN KITCHEN DINER
- IDEAL FIRST TIME BUY
- CLOSE TO LOCAL SHOPS

SITTING ROOM

 $12'9" \times 12'1" (3.9 \times 3.7)$

DINING ROOM/KITCHEN

 $18'8" \times 18'4" (5.7 \times 5.6)$

BEDROOM ONE

 $11'9" \times 10'2" (3.6 \times 3.1)$

BEDROOM TWO

 $10'2" \times 7'10" (3.1 \times 2.4)$

BEDROOM THREE

 $8'10" \times 7'10" (2.7 \times 2.4)$

BATHROOM

Solicitors

If you are looking for a solicitor to

handle the conveyancing process then do let us know as we can point Castles Estate Agents have a legal 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

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.

