



## 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

#### 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



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- 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" x 12'1" (3.9 x 3.7)

**DINING ROOM/KITCHEN**  
18'8" x 18'4" (5.7 x 5.6)

**BEDROOM ONE**  
11'9" x 10'2" (3.6 x 3.1)

**BEDROOM TWO**  
10'2" x 7'10" (3.1 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.

