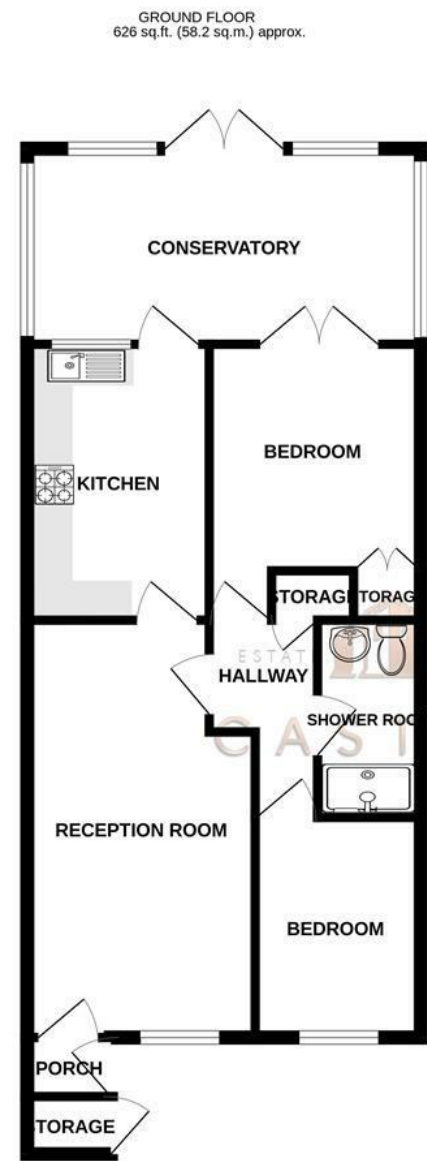


Floor Plan



TOTAL FLOOR AREA : 626 sq. ft. (58.2 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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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		Very environmentally friendly - lower CO ₂ emissions (10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(12-15) C	
(55-68) D		(16-18) D	
(39-54) E		(19-24) E	
(21-38) F		(25-28) F	
(1-20) G		(29-30) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
94	75		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

33 Green Farm Gardens Portsmouth, PO3 5QN

We are pleased to welcome to the market this immaculate two bedroom bungalow with off road parking located in Green Farm Gardens, Hilsea.

The property is well presented throughout and everything has been completed to a fine standard.

The accommodation is comprised of a lounge room, brand new kitchen, shower room, two bedrooms and a new conservatory to the rear.

The property has had plenty of upgrades in the current owners tenure including all new flooring, new kitchen in June 2023 featuring Quartz worktops and neff appliances. There are new heaters throughout, a new conservatory to the rear, the driveway has been done and rear garden landscaped. There is literally no work required at all on this home.

Situated in a cul-de-sac the property is close to local shops and nearby train stations of Hilsea and Cosham being close by.

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

Offers over £325,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

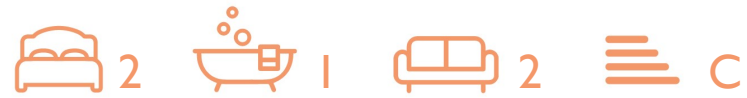


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33 Green Farm Gardens

Portsmouth, PO3 5QN



- BUNGALOW
- HIGH SPEC FINISH
- BRAND NEW KITCHEN
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL SHOPS
- OFF ROAD PARKING
- TWO BEDROOMS
- ALL NEW FLOORING
- NEW CONSERVATORY
- HILSEA LOCATION

RECEPTION ROOM

9'6" x 17'4" (2.9 x 5.3)

KITCHEN

7'6" x 11'5" (2.3 x 3.5)

CONSERVATORY

SHOWER ROOM

3'11" x 7'6" (1.2 x 2.3)

BEDROOM

9'6" x 10'9" (2.9 x 3.3)

BEDROOM

6'10" x 9'2" (2.1 x 2.8)

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. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

