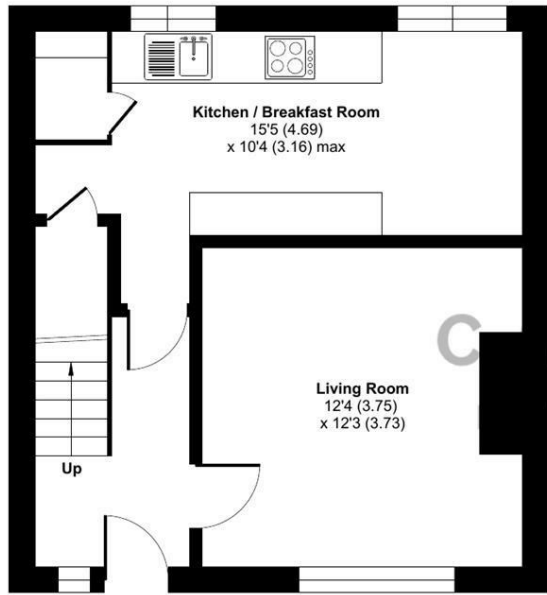



The floor plan shows a rectangular layout. At the top left is a bathroom with a bathtub and toilet. To its right is a bedroom. A central hall, labeled 'Down', provides access to a third bedroom on the left and a large living area on the right. The living area includes a fireplace on the left wall and a large window on the right wall. A staircase is located in the living area, leading down. The kitchen is at the bottom left, and a dining area is at the bottom right. A large window is also present in the dining area.

Bedroom 2
10'8 (3.24)
x 7'11 (2.41)

Down

Bedroom 1
12'3 (3.74)
x 10'6 (3.20)

Bedroom 3
8'11 (2.71)
x 7'11 (2.41)

Shed
8'5 (2.57)
x 7'4 (2.23)

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

Total = 832 sq ft / 77.2 sq m

For identification only - Not to scale

Energy Efficiency Rating

Very energy efficient - lower running costs
(92-100) A
(81-91) B
(68-80) C
(55-66) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current: 68 Target: 80

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions
(82 plus) A
(81-91) B
(69-80) C
(55-66) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC



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.

We have been made aware from the current owners that off road parking can be applied for by the local Portsmouth City Council as it has been previously agreed.

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

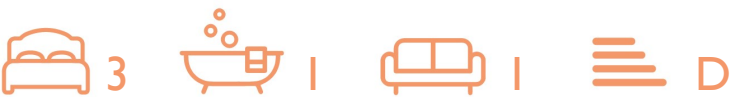


Company Number: 12821075

VAT Number: 356389459

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.

