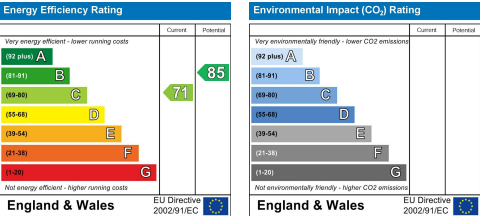


Floor Plan



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.



13 Third Avenue  
Portsmouth, PO6 3JA

We are pleased to welcome to the market this three bedroom semi detached property in the popular location of Third Avenue, Cosham.

The property is well presented throughout and the ground floor consists of a generous entrance hall featuring utility area, spacious lounge room to the front of the home and an open plan modern kitchen diner to the rear. There is also a large modern downstairs bathroom.

Moving upstairs there are three bedrooms and the primary bedroom features a modern en-suite shower room.

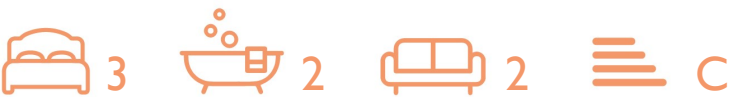
Externally there is off road parking to the front of the property for two vehicles. The rear garden is a fair size and is of a south west facing aspect so plenty of sunshine through the day. At the bottom of the garden there is an outbuilding being utilised as an office. This could be used for a variety of uses as there is gas, electric and water feeds.

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

Offers over £325,000



13 Third Avenue  
Portsmouth, PO6 3JA



- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- QUIET CUL-DE-SAC LOCATION
- GOOD TRANSPORT LINKS
- OUTBUILDING
- TWO BATHROOMS
- OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS
- SOUTH WEST FACING GARDEN
- IDEAL FIRST TIME BUYER HOME

**SITTING ROOM**  
13'1" x 13'1" (4.0 x 4.0)

**KITCHEN**  
13'1" x 8'6" (4.0 x 2.6)

**DINING ROOM**  
8'2" x 6'10" (2.5 x 2.1)

**BEDROOM 1**  
12'5" x 10'5" (3.8 x 3.2)

**BEDROOM 2**  
10'5" x 9'6" (3.2 x 2.9)

**BEDROOM 3**  
8'10" x 6'6" (2.7 x 2.0)

**OFFICE**  
11'5" x 11'1" (3.5 x 3.4)

**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.

**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.

