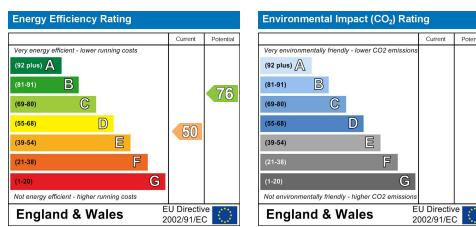


## Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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## 7 Marlborough Grove

Portchester, PO16 9RU

We are pleased to welcome to the market this three bedroom semi detached chalet bungalow with off road parking and garage in the popular location of Marlborough Grove, Portchester. This property is offered with No Forward Chain.

The property is well presented throughout and the ground floor consists of two bedrooms, one of which is currently being utilised as a dining room, lounge room, modern fitted kitchen, modern bathroom and large conservatory to the rear.

Moving upstairs the first floor offers a third bedroom with an extra w/c also.

Externally there is plenty of off road parking to the front and via the shared driveway to the side there is a garage. The rear garden is a fair size and provides side access to the drive and also into the garage.

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

Offers over £300,000

# 7 Marlborough Grove

Portchester, PO16 9RU



- SEMI DETACHED
- THREE BEDROOMS
- MODERN BATHROOM
- GARAGE
- NO FORWARD CHAIN

**LOUNGE**  
13'1" x 11'9" (4.0 x 3.6)

**KITCHEN**  
8'10" x 8'2" (2.7 x 2.5)

**BATHROOM**  
5'6" x 4'11" (1.7 x 1.5)

**DINING ROOM / BEDROOM**  
11'9" x 10'2" (3.6 x 3.1)

**CONSERVATORY**  
17'4" x 7'6" (5.3 x 2.3)

**BEDROOM THREE**  
9'2" x 9'2" (2.8 x 2.8)

**BEDROOM ONE - UPSTAIRS**  
14'5" x 8'6" (4.4 x 2.6)



- CHALET BUNGALOW
- MODERN KITCHEN
- OFF ROAD PARKING
- LARGE CONSERVATORY
- CLOSE TO LOCAL SHOPS

**UPSTAIRS W/C**  
5'6" x 4'11" (1.7 x 1.5)

## 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.

