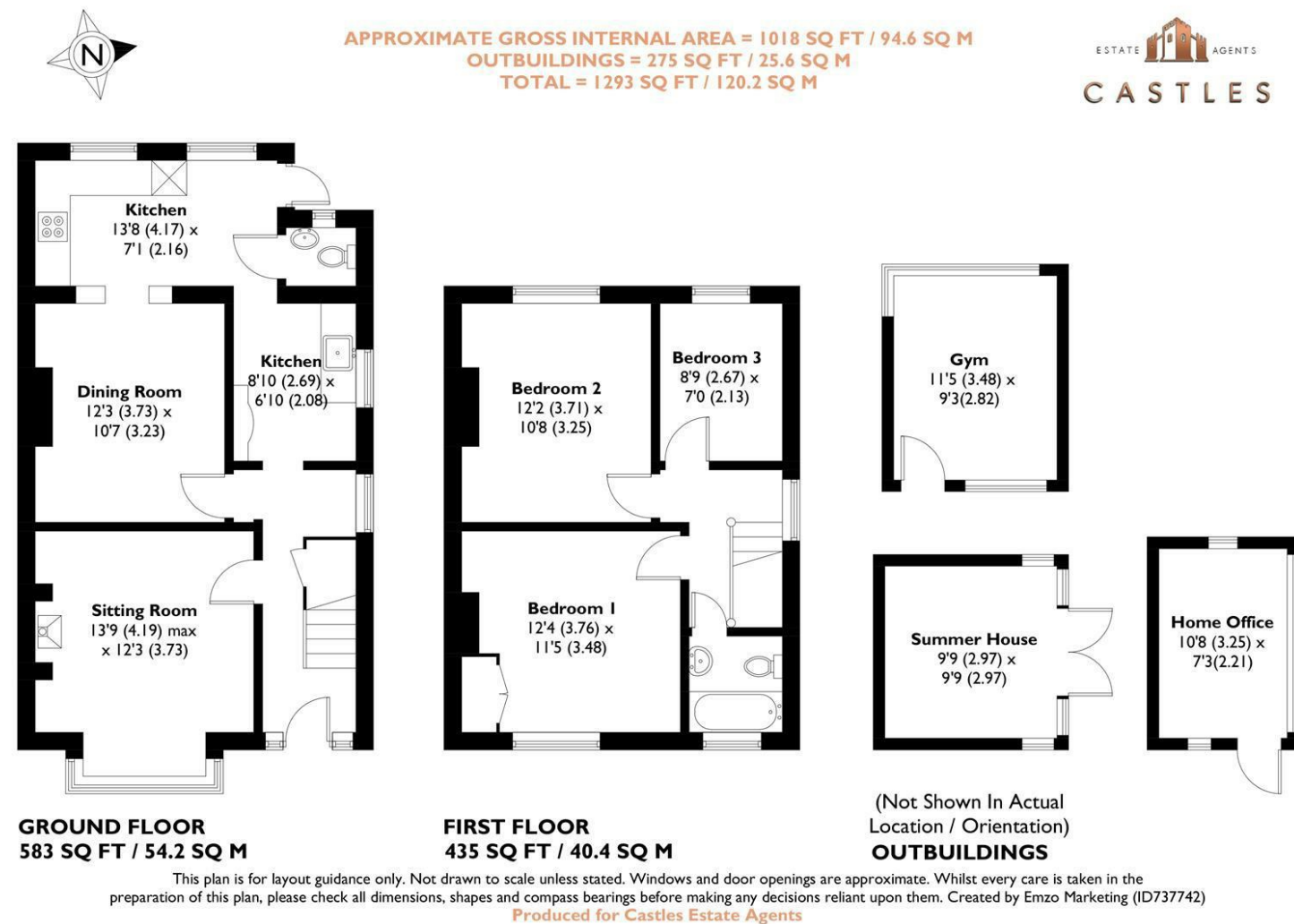


Floor Plan



**10 Hamilton Road**  
**Portsmouth, PO6 4QE**

\*\*\* THREE BEDROOM SEMI DETACHED HOUSE + OFF ROAD PARKING + 120FT GARDEN \*\*\*

Castles are proud to welcome to the market this three bedroom semi detached house with off road parking and private driveway in a popular location walking distance from Portchester Castle.

The property is well presented throughout and the ground floor consists of a lounge to the front, open plan modern kitchen diner perfect for entertaining and a downstairs w/c.

Moving upstairs you have three bedrooms, two of which are doubles, one slightly smaller double and a family bathroom.

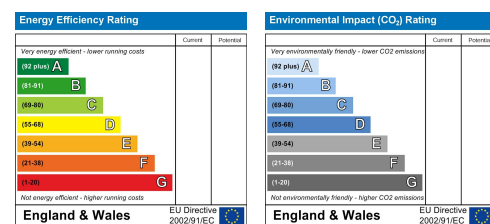
Externally the property has an abundance of benefits within the 120 ft south west facing garden. There is gym which is soundproofed and insulated and there is also another building which is a studio currently providing a great opportunity for an office in either. The main bonus is the fully functional bar area with built in BBQ station.

Other benefits to this home are a relatively new combo boiler fitted only 18 months ago and a multi fuel wood burner in the lounge.

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

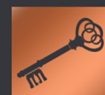
**Asking price £350,000**

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.



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# 10 Hamilton Road

Portsmouth, PO6 4QE



- SEMI DETACHED HOUSE
- 120 FT SOUTH/WEST GARDEN
- BAR + BBQ STATION IN GARDEN
- STUDIO/HOME OFFICE
- WOOD BURNER
- OFF ROAD PARKING
- OPEN PLAN KITCHEN/DINER
- GYM
- THREE BEDROOMS
- WALKING DISTANCE TO THE CASTLE

**LOUNGE**  
13'3 x 12'9 (4.04m x 3.89m)

**DINING ROOM**  
12'3 x 10'7 (3.73m x 3.23m)

**KITCHEN**  
13'8 x 7'1 (4.17m x 2.16m)

**UTILITY**  
8'10 x 6'10 (2.69m x 2.08m)

**BEDROOM ONE**  
12'4 x 11'5 (3.76m x 3.48m)

**BEDROOM TWO**  
12'2 x 10'8 (3.71m x 3.25m)

**BEDROOM THREE**  
8'9 x 7 (2.67m x 2.13m)

**BATHROOM**

**SUMMER HOUSE**  
9'9 x 9'9 (2.97m x 2.97m)

**GYM**  
11'5 x 9'3 (3.48m x 2.82m)

**HOME OFFICE**  
10'8 x 7'3 (3.25m x 2.21m)

**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.

**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.

