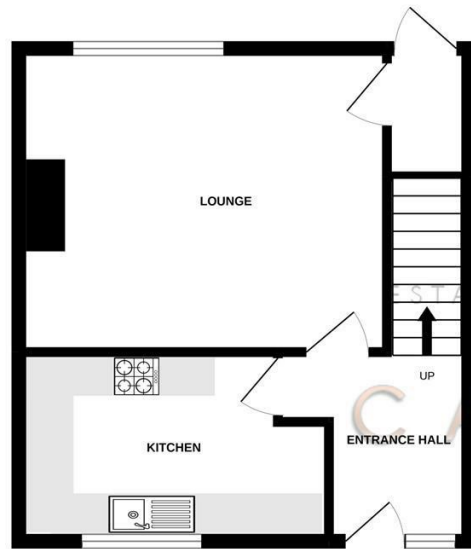


Floor Plan

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

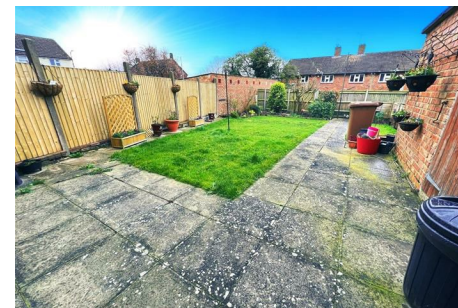


1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 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		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(20-24) A	
(81-91) B		(25-29) B	
(69-80) C		(30-34) C	
(55-68) D		(35-39) D	
(39-54) E		(40-44) E	
(21-38) F		(45-49) F	
(1-20) G		(50-54) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

3 Dryden Avenue Portsmouth, PO6 4PP

Castles of Portchester are pleased to welcome to the market this well proportioned three bedroom mid-terrace house in the popular location of Poets Corner, Portsmouth.

The property is well presented throughout and the ground floor consists of a modern fitted kitchen/breakfast room to the front aspect with a lounge room which overlooks the rear of a lovely well manicured garden.

Moving up to the first floor there is the main bedroom which faces the front of the home, with Bedroom three also facing the front aspect, facing the rear, there is a Bedroom two which acts as a double and a Shower Room with a Separate WC.

Externally there is a fair sized rear garden, and a shared side pedestrian access leading to the front. The home is offered for sale with No Forward Chain and we can confirm probate on this property has been granted.

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

Offers over £240,000

DIRECTORS

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3 Dryden Avenue

Portsmouth, PO6 4PP



- POETS CORNER
- MID TERRACE
- IDEAL FIRST TIME BUY
- BRICK BUILT SHED
- THREE BEDROOMS
- WELL PRESENTED
- CLOSE TO LOCAL SHOPS
- POTENTIAL BUY-TO-LET

ENTRANCE HALL

LOUNGE

14'9" x 12'1" (4.5 x 3.7)

KITCHEN

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

BEDROOM ONE

13'1" x 10'2" (4.0 x 3.1)

BEDROOM TWO

12'1" x 6'10" (3.7 x 2.1)

BEDROOM THREE

9'6" x 7'2" (2.9 x 2.2)

BATHROOM

6'2" x 4'11" (1.9 x 1.5)

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.

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.

