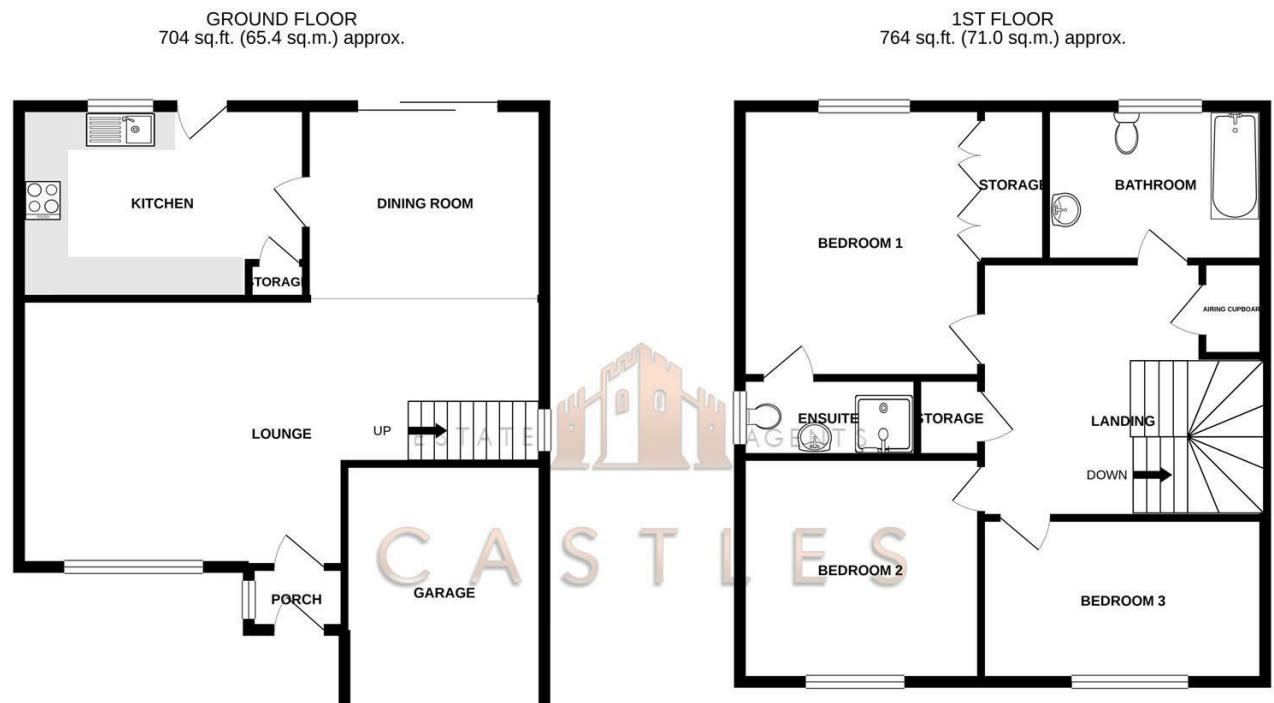
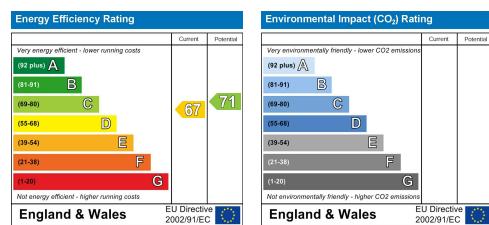


## Floor Plan



TOTAL FLOOR AREA : 1469 sq.ft. (136.4 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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## 12 Heritage Gardens

Portchester, PO16 9BZ

Castles are proud to welcome to the market this three bedroom detached house with garage and driveway in the popular location of Heritage Gardens, Portchester.

On the ground floor the property consists of an open plan lounge diner with sliding doors out onto the garden and kitchen.

Moving upstairs there are three bedrooms, the master has an en-suite shower room and family bathroom.

Externally the property has a driveway and integral garage and is located at the end of a peaceful cul-de-sac.

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

**Offers in excess of £385,000**

# 12 Heritage Gardens

Portchester, PO16 9BZ



- HERITAGE GARDENS
- THREE BEDROOMS
- GARAGE
- POPULAR LOCATION

- DETACHED
- TWO BATHROOMS
- DRIVEWAY
- CLOSE TO WATERFRONT

## PORCH

3'11" x 3'3" (1.2 x 1)

## LOUNGE

15'1" x 11'5" (4.6 x 3.5)

## DINER

13'9" x 8'2" (4.2 x 2.5)

## KITCHEN

11'1" x 8'2" (3.4 x 2.5)

## BEDROOM ONE

11'1" x 10'9" (3.4 x 3.3)

## EN-SUITE SHOWER ROOM

3'3" x 8'6" (1 x 2.6)

## BEDROOM TWO

11'1" x 9'10" (3.4 x 3.0)

## BEDROOM THREE

7'2" x 8'2" (2.2 x 2.5)

## BATHROOM

6'2" x 6'2" (1.9 x 1.9)

## GARAGE

16'4" x 7'2" (5 x 2.2)

## 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.

