

Floor Plan



TOTAL FLOOR AREA: 1655 sq.ft. (153.8 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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4 Wallisdean Avenue
Portsmouth, PO3 6HA

We are pleased to welcome to the market this immaculate three bedroom home with garage to the rear in the popular Baffins location of Wallisdean Avenue.

The property has been modernised to a high standard throughout the owners 16 year tenure. It has been extended to the rear and undergone a loft conversion.

The ground floor consists of an entrance hall, large downstairs bathroom with a huge open plan lounge diner and kitchen all in one. The kitchen benefits from an island and has bi-fold doors across the rear along with a large skylight.

Moving upstairs to the first floor there are two double bedrooms and modern shower room. The original third bedroom has been removed and there is now a study space with stairs up to the loft conversion which now offers a much larger third bedroom.

Externally the property has a completely paved garden with access to the double garage at the rear.

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

Offers over £375,000

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (20 plus) A	
(85-91) B		(15-19) B	
(69-84) C		(10-14) C	
(55-68) D		(8-9) D	
(39-54) E		(6-7) E	
(21-38) F		(4-5) F	
(1-20) G		(1-3) 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

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4 Wallisdean Avenue

Portsmouth, PO3 6HA



- THREE DOUBLE BEDROOMS
- GARAGE TO THE REAR
- BI-FOLDS & SKYLIGHT
- OPEN PLAN LIVING
- TWO BATHROOMS
- EXTENDED
- LOFT CONVERSION
- POPULAR BAFFINS LOCATION

ENTRANCE HALLWAY

13'9" x 5'2" (4.2 x 1.6)

LOUNGE

25'3" x 12'1" (7.7 x 3.7)

KITCHEN DINER

12'9" x 15'8" (3.9 x 4.8)

BATHROOM

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

BEDROOM ONE

11'9" x 12'1" (3.6 x 3.7)

BEDROOM TWO

11'9" x 10'2" (3.6 x 3.1)

SHOWER ROOM

5'10" x 7'2" (1.8 x 2.2)

BEDROOM THREE

16'4" x 11'9" (5.0 x 3.6)

GARAGE

15'1" x 18'8" (4.6 x 5.7)

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.

