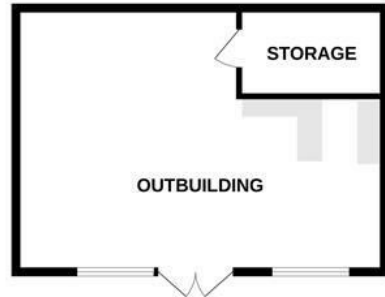


Floor Plan

GROUND FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



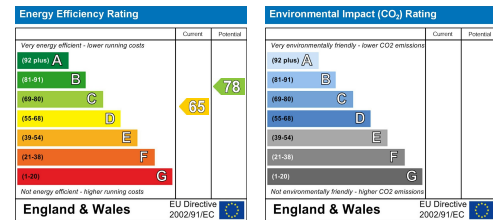
1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1519 sq.ft. (141.1 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.



16 Third Avenue
Portsmouth, PO6 3JA

We are pleased to welcome to the market this well presented three bedroom semi detached property with off road parking located in Third Avenue, Cosham.

The ground floor of the home consists of an entrance hallway, spacious lounge room, modern four piece bathroom and an open plan kitchen diner across the rear.

Moving upstairs there are three bedrooms.

Externally the rear garden is a generous size and features a large summer house/bar. The garden itself is a mixture of paving and astro turf and there is rear access down the side of the home to the front driveway. The driveway can easily accommodate two vehicles.

The property is close to the local shops of Cosham and offers great access routes.

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

Asking price £360,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

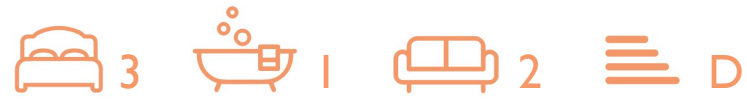


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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

16 Third Avenue

Portsmouth, PO6 3JA



- SEMI DETACHED
- THREE BEDROOMS
- LARGE SUMMER HOUSE/BAR
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING
- OPEN PLAN KITCHEN DINER
- FOUR PIECE BATHROOM
- CLOSE TO LOCAL SHOPS

ENTRANCE HALL

19'4" x 4'3" (5.9 x 1.3)

LOUNGE

16'4" x 14'9" (5.0 x 4.5)

KITCHEN DINER

18'8" x 13'5" (5.7 x 4.1)

BATHROOM

9'2" x 7'10" (2.8 x 2.4)

BEDROOM ONE

14'1" x 11'9" (4.3 x 3.6)

BEDROOM TWO

11'1" x 8'10" (3.4 x 2.7)

BEDROOM THREE

9'10" x 6'10" (3.0 x 2.1)

SUMMER HOUSE/BAR

24'3" x 17'4" (7.4 x 5.3)

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 via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed.

