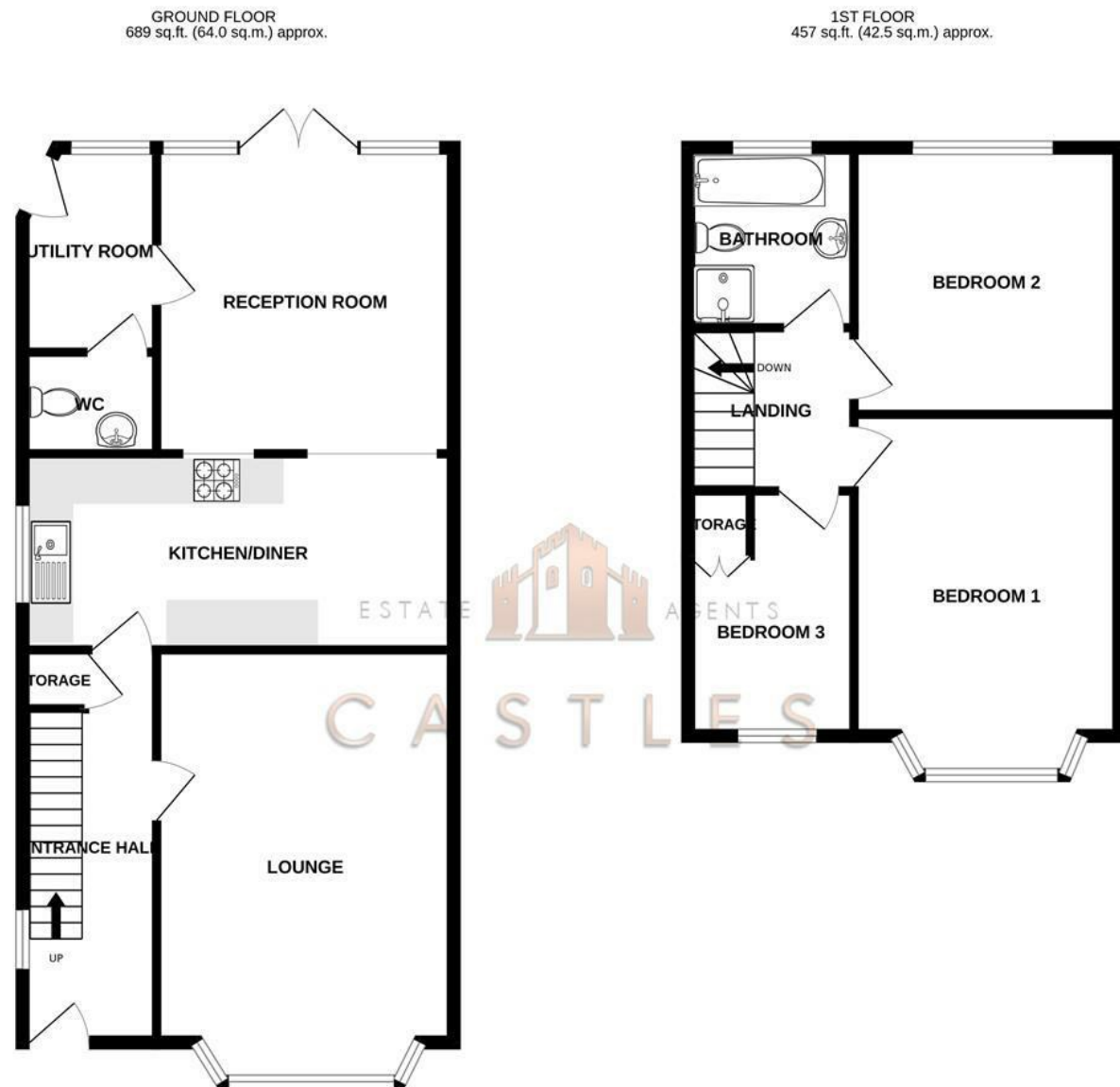


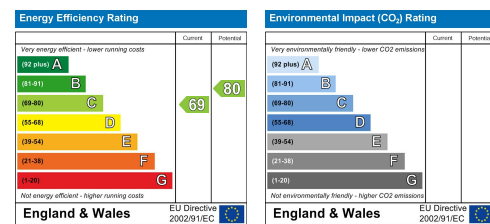
Floor Plan



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 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.



8 Macaulay Avenue
Portsmouth, PO6 4NZ

We are pleased to welcome to the market this well presented three bedroom semi detached home with off road parking in the popular location of Macaulay Avenue, Paulsgrove.

This large family home consists of a reception room to the front, modern kitchen across the centre and an extension to the rear now features a second reception room with utility and downstairs w/c.

Moving upstairs there are three bedrooms and a family bathroom.

Externally there is a driveway to the front to park two vehicles along with side access via a shared driveway to the rear garden. The rear garden is well presented and features paved areas and astro. The garden benefits from being south east facing so plenty of sunshine throughout the day.

There are some spectacular views on offer from the road of the solent.

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

Offers over £350,000

DIRECTORS

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8 Macaulay Avenue

Portsmouth, PO6 4NZ



- THREE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS
- EXTENDED
- SEMI DETACHED
- LANDSCAPED GARDEN
- SOUTH EAST FACING GARDEN
- UTILITY ROOM & DOWNSTAIRS W/C

LOUNGE

12'5" x 18'0" (3.8 x 5.5)

KITCHEN/DINER

18'0" x 8'2" (5.5 x 2.5)

RECEPTION ROOM

12'5" x 12'9" (3.8 x 3.9)

BATHROOM

6'10" x 7'6" (2.1 x 2.3)

BEDROOM 1

10'9" x 15'1" (3.3 x 4.6)

BEDROOM 2

11'1" x 11'5" (3.4 x 3.5)

BEDROOM 3

6'6",6'6" x 10'2" (2,2 x 3.1)

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.

