#### Floor Plan

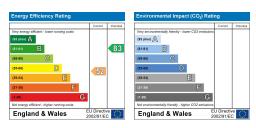


TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any of level terms 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 cospective purchaser. The services, systems and appliances shown have no beet rested and no guarantee as to their operability or efficiency can be given.

Made with Merrors COTAL.

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.



# DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



I CASTLE STREET PORTCHESTER PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK GARY@CASTLESESTATES.CO.UK SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459











# 14 Newtown

# Portchester, PO16 8BE

We are pleased to welcome to the market this three bedroom end of terrace with off road parking located in Newtown, Portchester.

The property is a fair size and the ground floor consists of kitchen, family bathroom, spacious lounge and large conservatory.

Moving upstairs there are three bedrooms and a separate w/c.

Externally there is off road parking to the front and the rear garden is south facing featuring paved areas and astro with surrounding flower beds.

Portchester village shops are a short walk away and so is Portchester train station.

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

Asking price £320,000

# 14 Newtown

Portchester, PO16 8BE









- THREE BEDROOMS
- END OF TERRACE
- CLOSE TO PORTCHESTER SHOPS
- OFF ROAD PARKING
- PEACEFUL LOCATION
- CLOSE TO PORTCHESTER TRAIN STATION

### LOUNGE

 $17'4" \times 11'5" (5.3 \times 3.5)$ 

#### **KITCHEN**

 $11'1" \times 11'1" (3.4 \times 3.4)$ 

### **CONSERVATORY**

 $12'5" \times 14'9" (3.8 \times 4.5)$ 

#### **BATHROOM**

8'6" × 7'6" (2.6 × 2.3)

#### **BEDROOM I**

 $11'5" \times 10'5" (3.5 \times 3.2)$ 

#### BEDROOM 2

9'2" x 11'5" (2.8 x 3.5)

# BEDROOM 3

7'10" x 8'2" (2.4 x 2.5)

#### **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 cannot agree a transaction with then do let us know as we can point the Credas AML check being 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 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.

















