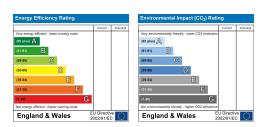


TOTAL FLOOR AREA : 882 sg.ft. (81.9 sg.m.) approx. een made to ensure the accuracy of the floorplan containe and any other items are approximate and no responsibility nt. This plan is for illustrative purposes only and should be

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.



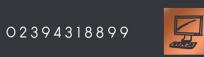
DIRECTORS

CHARLES TUSON . GARY AGAR . SEAN WREN



1 CASTLE STREET PORTCHESTER PO16 9QD





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

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



6 Connaught Lane Portsmouth, PO6 4EW

Welcome to this charming property located in the sought-after area of Connaught Lane, Portchester Borders. This immaculately presented SEMI DETACHED house offers a perfect blend of comfort and style. As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The property boasts two generously sized bedrooms,

perfect for a small family or those in need of a guest room or home office.

One of the standout features of this property is the two modern bathrooms, offering convenience and luxury for the residents. No more queuing for the shower in the morning rush! Parking is always a premium, but fear not, this property comes with off-road parking, ensuring you never have to worry about finding a space after a long day at work.

Whether you are looking to settle down in a peaceful neighbourhood or seeking a property with easy access to amenities, this house ticks all the boxes. Don't miss out on the opportunity to make this house your home in the charming Connaught Lane.

Asking price £260,000







6 Connaught Lane Portsmouth, PO6 4EW

2 覺

- TWO BEDROOM SEMI DETACHED HOUSE
- CLOSE TO LOCAL SHOPS
- TWO BATHROOMS
- GARDEN AREA WITH RAISED DECK
- OFF ROAD PARKING
- OPEN PLAN LIVING
- MODERN FITTED KITCHEN

called Credas. Please note the Credas

AML check includes taking a copy of

transaction without the Credas AML check being completed and there will be

of address and proof of name document

a small admin fee of £25+VAT charged to

the successful purchasers to complete

these legally required checks.

NO FORWARD CHAIN

LOUNGE/KITCHEN/DINER

4.0 x 3.6)

BATHROOM

6'10" x 5'6" (2.1 x 1.7)

BEDROOM I ||'|" × 9'|0" (3.4 × 3.0)

BEDROOM 2

16'0" x 15'8" (4.9 x 4.8)

ENSUITE 7'6" x 4'11" (2.3 x 1.5)

STUDY

6'2" x 10'2" (1.9 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 $10'5'' \times 23'7'' \times 13'1'' \times 11'9'' (3.2 \times 7.2 \times 10^{-1})$ independent mortgage advisors that would be happy to help. It is always worth identification for each purchaser, a proof a last minute comparison before you is required. Please note we cannot agree a 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 at our cost via a portal

