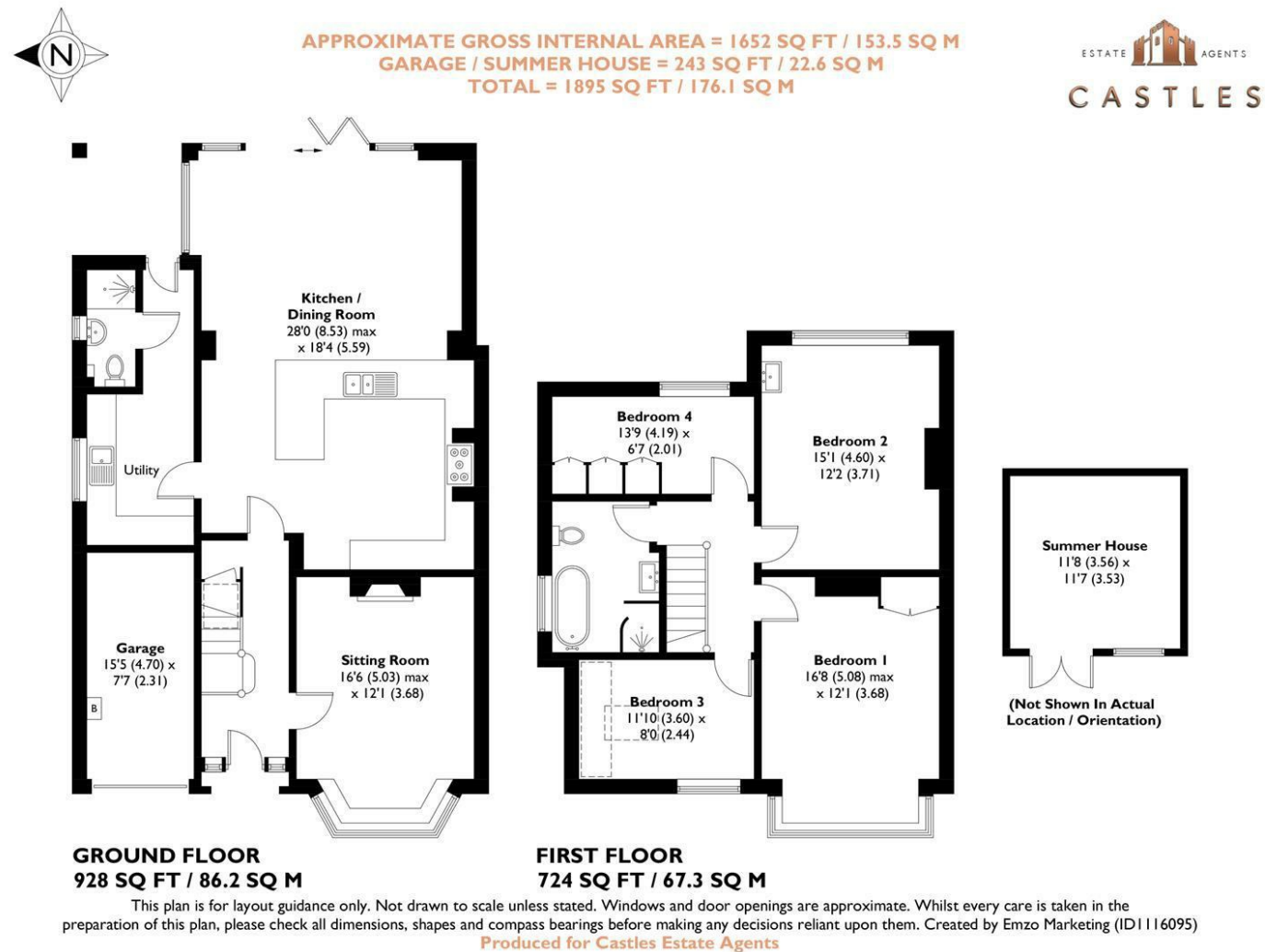


Floor Plan



30 Carmarthen Avenue
Portsmouth, PO6 2AQ

We are pleased to welcome to the market this four bedroom semi detached property with garage and off road parking in the popular Drayton location of Carmarthen Avenue.

The property is well presented throughout and the ground floor consists of a large open plan kitchen diner and lounge across the rear with bi-fold opening out on to the garden. This area is flooded with natural light and provides a wonderful indoor-outdoor flow to the home. There is also a separate lounge room to the front of the home, integral garage, utility and shower room completing the ground floor accommodation.

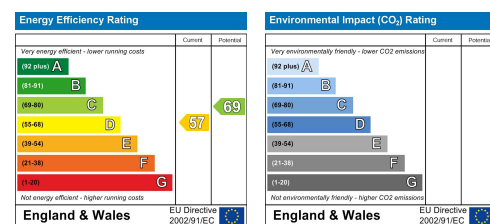
Moving upstairs there are four bedrooms in total and a family bathroom.

Externally there is off road parking via the driveway to the front and the rear garden features lawns and a raised decked area with summer house. It is of a South East aspect so plenty of sunshine throughout the day.

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

Asking price £650,000

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.



DIRECTORS

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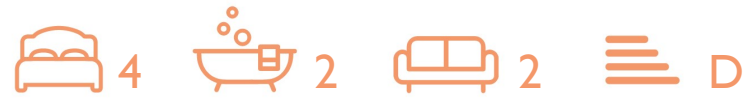
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30 Carmarthen Avenue

Portsmouth, PO6 2AQ



- FOUR BEDROOMS
- OPEN PLAN KITCHEN DINER
- OFF ROAD PARKING
- DRAYTON LOCATION
- TWO BATHROOMS
- BI-FOLD ACROSS THE REAR
- INTEGRAL GARAGE
- SEMI - DETACHED

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

KITCHEN DINER
27'10" x 18'0" (8.5 x 5.5)

UTILITY ROOM

SHOWER ROOM

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

BEDROOM TWO
15'1" x 12'1" (4.6 x 3.7)

BEDROOM THREE
11'9" x 7'10" (3.6 x 2.4)

BEDROOM FOUR
13'5" x 6'6" (4.1 x 2.0)

BATHROOM

SUMMER HOUSE
11'5" x 11'5" (3.5 x 3.5)

INTEGRAL GARAGE
15'5" x 7'6" (4.7 x 2.3)

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 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.

