Floor Plan

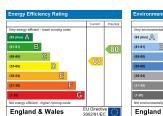


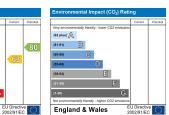
TOTAL FLOOR AREA: 921 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other lems are approximate and no responsiblely 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 been tested and no guarantee as to their operability or efficiency; can be given.

As to their operability or efficiency can be given.

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.





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44 Chasewater Avenue Portsmouth, PO3 6JD

We are pleased to welcome to the market this three bedroom mid terrace property with bay and forecourt in the popular Baffins location of Chasewater Avenue.

The property is well presented throughout and the ground floor consists of a lounge room to the front, modern kitchen located in the centre of the home with a dining room and utility with w/c at the rear.

Moving upstairs there are three bedrooms and a modern family bathroom.

The rear garden is West facing and is made up of paved areas and lawn with a shed for storage.

The property features lots of period features with fireplaces, picture rails, coving and tiling to the front exterior.

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

Asking price £270,000

44 Chasewater Avenue

Portsmouth, PO3 6JD











- THREE BEDROOMS
- TWO RECEPTION ROOMS
- BAY & FORECOURT
- IDEAL FIRST TIME BUYER HOME

- UPSTAIRS BATHROOM
- PERIOD FEATURES
- WEST FACING GARDEN
- CLOSE TO LOCAL SHOPS

LOUNGE

9'6" x 14'9" (2.9 x 4.5)

KITCHEN

7'6" x 11'9" (2.3 x 3.6)

DINING ROOM

 $8'2" \times 14'1" (2.5 \times 4.3)$

UTILITY ROOM

 $8'10" \times 6'10" (2.7 \times 2.1)$

BEDROOM I

 $13'1" \times 11'9" (4.0 \times 3.6)$

BEDROOM 2

 $7'10" \times 11'5" (2.4 \times 3.5)$

BEDROOM 3

9'2" x 5'6" (2.8 x 1.7)

BATHROOM

5'10" x 5'6" (1.8 x 1.7)

Financial Services

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 at our cost via a portal quote. 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 If you are looking to get a comparison on check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

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

