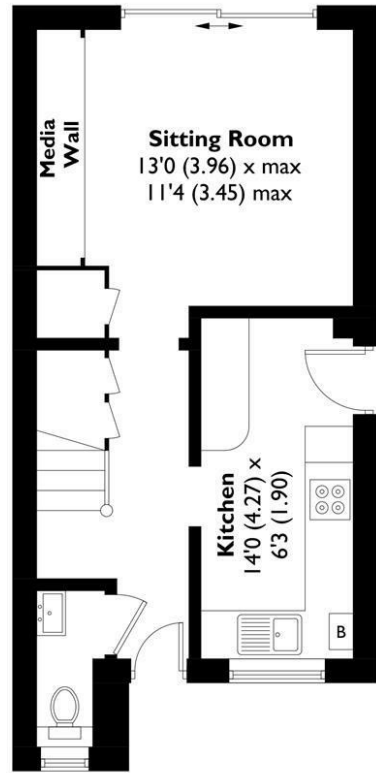


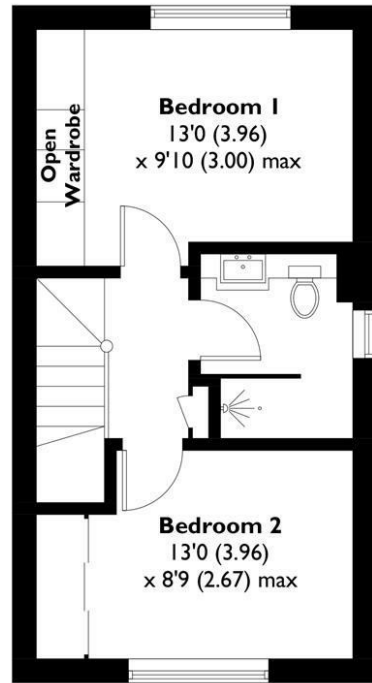
Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 683 SQ FT / 63.4 SQ M



GROUND FLOOR
349 SQ FT / 32.4 SQ M



FIRST FLOOR
334 SQ FT / 31.0 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1179859)
Produced for Castles Estate Agents



5 Parry Close
Portsmouth, PO6 4SL

We are pleased to welcome to the market this two bedroom semi detached property with off road parking for two vehicles in the popular location of Parry Close.

This home would make a perfect first time buy for anyone looking to get their foot on the ladder.

The ground floor consists of an entrance hallway with door to the downstairs w/c, access to a modern fitted kitchen, access from the hallway leads to the lounge diner which has a feature media wall, there are bi-Fold doors which over look the well manicured rear enclosed garden.

Moving upstairs there are two double bedrooms and a recently refitted shower room.

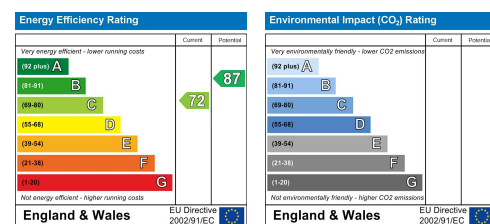
Portchester village shops are a short walk away and so is the waterfront, you also have the additional benefit of Port Solent being just across the road a short distance away.

The property is offered for sale with NO FORWARD CHAIN.

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

Offers over £300,000

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 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



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

5 Parry Close

Portsmouth, PO6 4SL



- TWO BEDROOMS
- MODERN BATHROOM
- LANDSCAPED GARDEN
- NO FORWARD CHAIN
- OFF ROAD PARKING FOR TWO
- MEDIA WALL IN LOUNGE
- IDEAL FIRST TIME BUY
- CLOSE TO TRANSPORT LINKS

SITTING ROOM

12'9" x 11'1" (3.9 x 3.4)

KITCHEN

13'9" x 6'2" (4.2 x 1.9)

DOWNSTAIRS W/C

BEDROOM ONE

12'9" x 8'6" (3.9 x 2.6)

BEDROOM TWO

12'9" x 9'10" (3.9 x 3.0)

BATHROOM

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.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost 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 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 quote.

