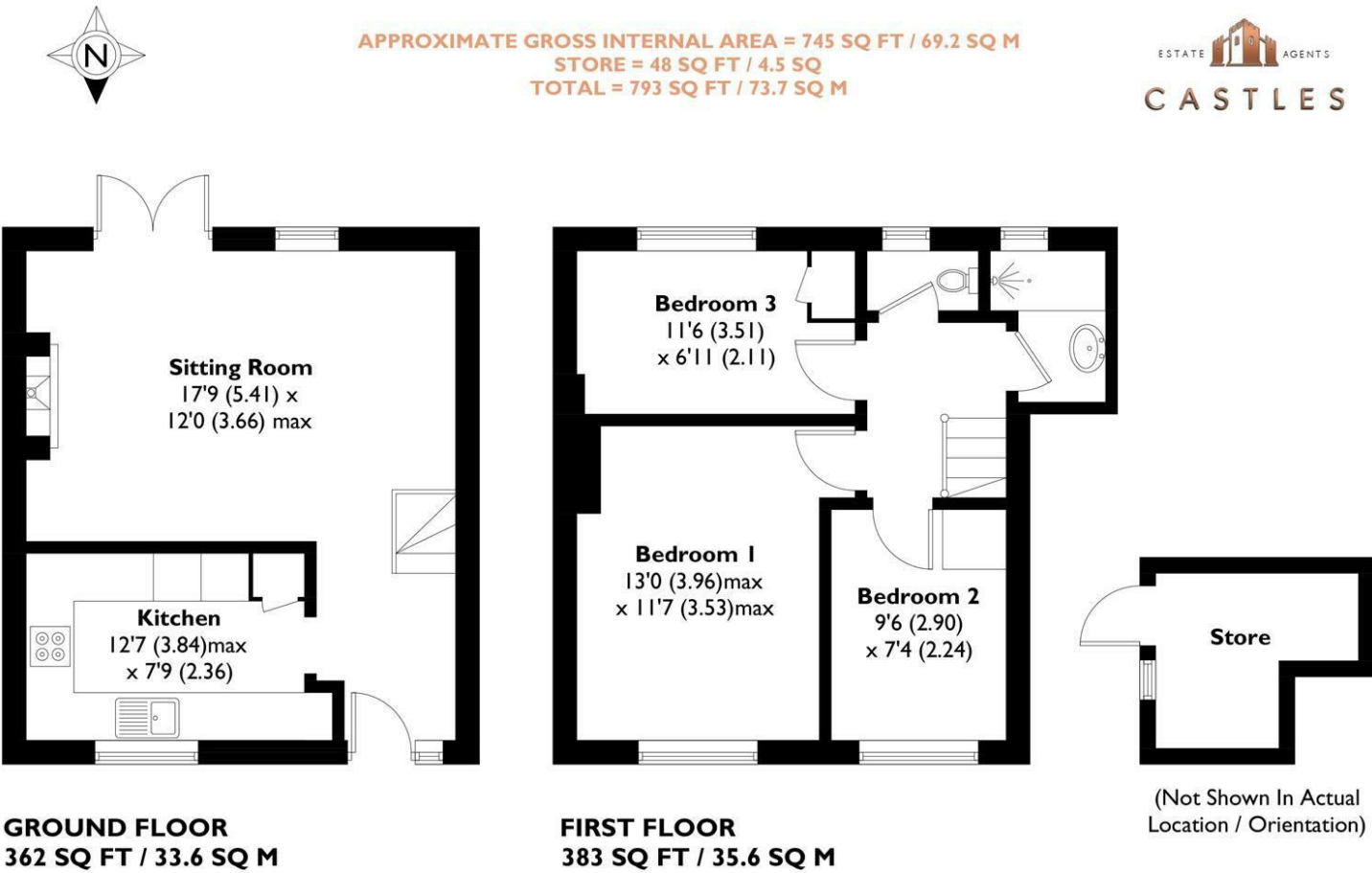


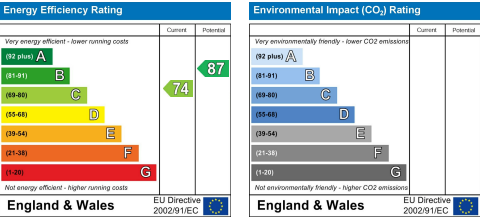


Floor Plan



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 (ID1198626)  
Produced for Castles Estate Agents

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3 Chaucer Avenue  
Portsmouth, PO6 4PJ

We are pleased to welcome to the market this extremely well presented three bedroom mid terrace property located in Chaucer Avenue.

The property consists of a modern fitted kitchen to the front of the home and to the rear is a generous lounge diner featuring log burner and french doors opening onto the garden.

The first floor is comprised of three bedrooms and a separate w/c and shower room.

Externally the property benefits from side access and the rear garden is South facing, is well manicured and consists of a paved patio area, lawns and a walkway.

This property would be an ideal first time purchase for anyone looking to get their foot onto the ladder.

Local shops and transport links are a short walk away.

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

Offers over £275,000

DIRECTORS

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3 Chaucer Avenue  
Portsmouth, PO6 4PJ



- THREE BEDROOMS
- SOUTH FACING GARDEN
- IDEAL FIRST TIME BUY
- CLOSE TO LOCAL SHOPS
- MODERN KITCHEN
- SIDE ACCESS
- OPEN PLAN LOUNGE DINER
- CLOSE TO TRANSPORT LINKS

**SITTING ROOM**  
17'8" x 11'9" (5.4 x 3.6)

**KITCHEN**  
12'5" x 7'6" (3.8 x 2.3)

**BEDROOM ONE**  
12'9" x 11'5" (3.9 x 3.5)

**BEDROOM TWO**  
9'6" x 7'2" (2.9 x 2.2)

**BEDROOM THREE**  
11'5" x 6'10" (3.5 x 2.1)

**W/C**

**SHOWER ROOM**

**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.

