



**£475,000**  
**40 Castle Street**  
Portchester PO16 9PU



We are delighted to bring to the market this charming three-bedroom semi-detached family home, ideally located on the ever-popular Castle Street in Portchester. The property offers a warm and welcoming feel throughout, featuring a spacious lounge/diner with a cosy fireplace, a fitted kitchen and a bright conservatory with a convenient W/C on the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. Outside, the rear garden is mainly laid to lawn and benefits from two useful storage sheds, as well as secure side access that leads to off-road parking at the front. An early viewing is highly recommended, contact our Portchester Office today to arrange yours!

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#### **ENTRANCE HALL**

**LOUNGE/DINER** 29' 10" x 18' 8" (9.09m x 5.69m)

**KITCHEN** 13' 4" x 9' 11" (4.06m x 3.02m)

**CONSERVATORY** 18' 4" x 9' 9" (5.59m x 2.97m)

**WC**

#### **LANDING**

**BEDROOM 1** 12' 11" x 12' 6" (3.94m x 3.81m)

**BEDROOM 2** 13' 0" x 12' 0" (3.96m x 3.66m)

**BEDROOM 3** 9' 11" x 6' 4" (3.02m x 1.93m)

**BATHROOM** 8' 6" x 5' 9" (2.59m x 1.75m)

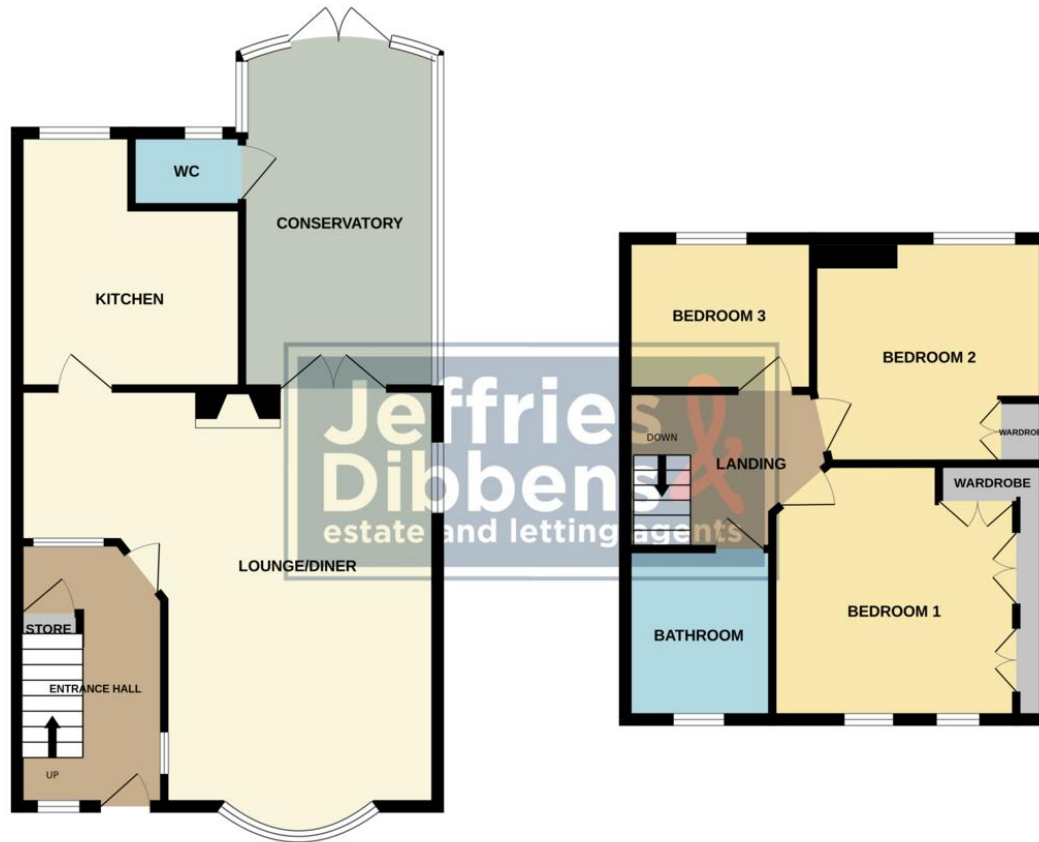
**REAR GARDEN**

**DRIVEWAY PARKING**



GROUND FLOOR

1ST FLOOR



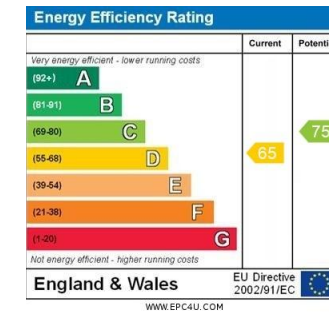
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
Dibbens**  
estate and letting agents

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