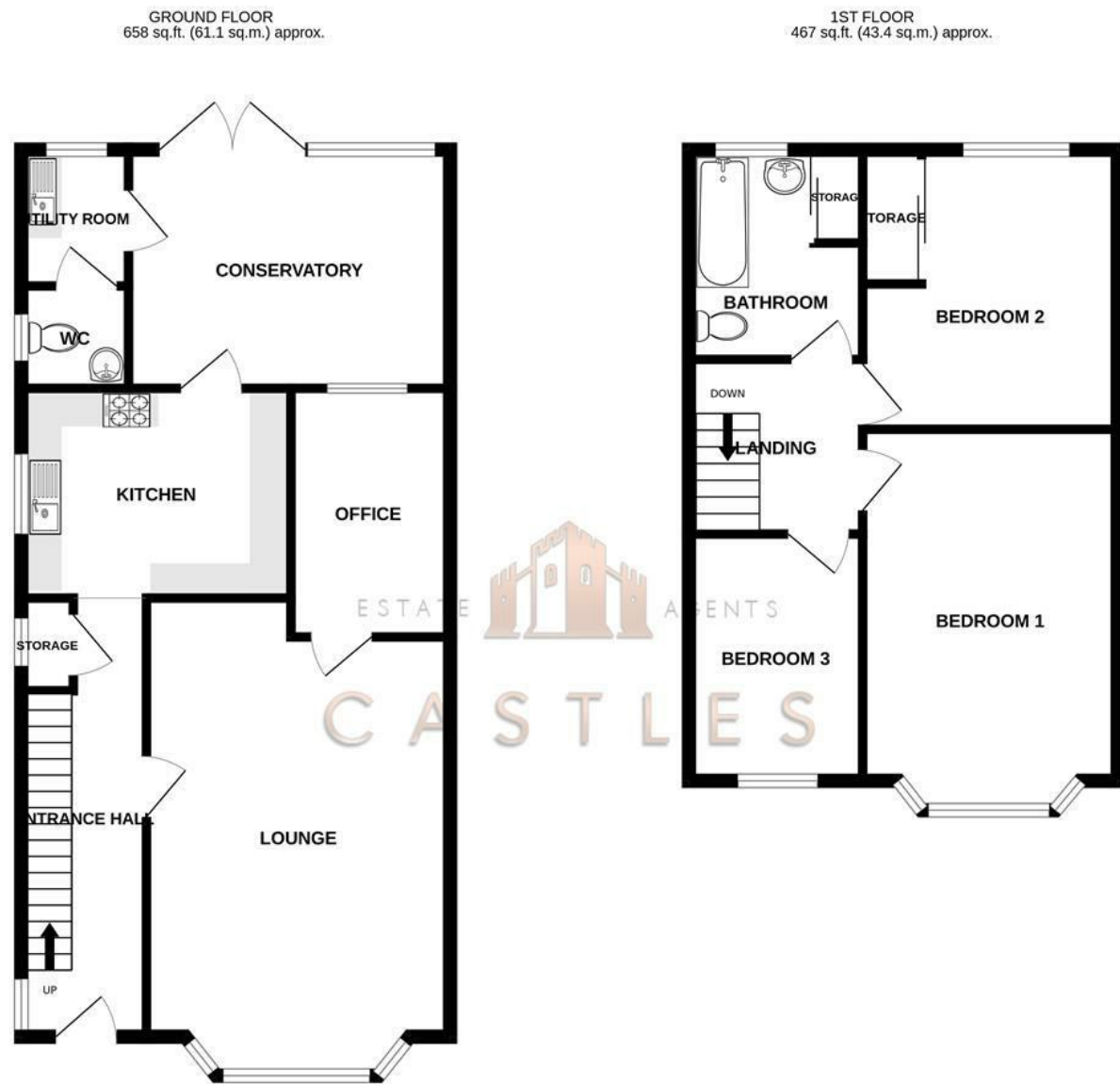


Floor Plan



TOTAL FLOOR AREA: 1124 sq.ft. (104.5 sq.m.) approx.
 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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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(20-24) A	
(81-91) B		(25-29) B	
(69-80) C		(30-34) C	
(55-68) D		(35-39) D	
(39-54) E		(40-44) E	
(21-38) F		(45-49) F	
(1-20) G		(50-55) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



9 Macaulay Avenue Portsmouth, PO6 4NZ

We are pleased to welcome to the market this well presented three bedroom semi detached home with off road parking in the popular location of Macaulay Avenue, Paulsgrove.

This large family home consists of a reception room to the front which has access into another room currently being utilised as a guest bedroom. The kitchen is in the centre and an extension to the rear now features a second reception room with utility and downstairs w/c.

Moving upstairs there are three bedrooms and a family bathroom.

Externally there is a driveway to the front to park two vehicles along with side access via a shared driveway to the rear garden. The rear garden is well presented. The garden benefits from being south west facing so plenty of sunshine throughout the day.

There are some spectacular views on offer from the road of the solent.

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

Asking price £350,000

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson & Gary Agar
 Company Number: 12821075
 VAT Number: 356389459

9 Macaulay Avenue

Portsmouth, PO6 4NZ



- THREE BEDROOMS
- SEMI DETACHED
- EXTENDED
- SOLENT VIEWS
- OFF ROAD PARKING
- SOUTH WEST FACING GARDEN
- WELL PRESENTED THROUGHOUT
- LARGE FAMILY HOME

LOUNGE

12'5" x 18'0" (3.8 x 5.5)

OFFICE

6'6" x 10'2" (2.0 x 3.1)

KITCHEN

10'9" x 8'6" (3.3 x 2.6)

CONSERVATORY

13'1" x 9'10" (4.0 x 3.0)

BATHROOM

6'10" x 8'6" (2.1 x 2.6)

BEDROOM 1

8'10" x 15'5" (2.7 x 4.7)

BEDROOM 2

10'9" x 11'5" (3.3 x 3.5)

BEDROOM 3

7'2" x 10'2" (2.2 x 3.1)

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.

