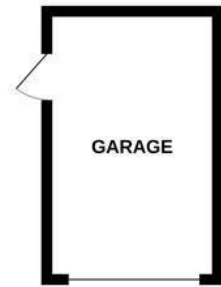


Floor Plan

GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



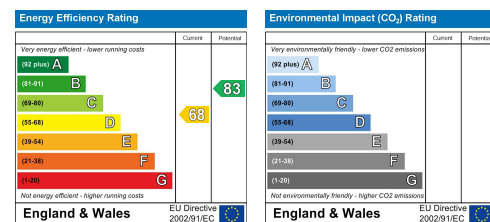
1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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.



7 Masfield Avenue  
Portsmouth, PO6 4PD

We are pleased to welcome to the market this three bedroom semi detached property with garage in the popular location of Masfield Avenue.

The property is well presented throughout and the ground floor consists of an entrance hall, generous lounge room to the front with a dining room and kitchen to the rear.

Moving upstairs there are three bedrooms in total and a modern shower room.

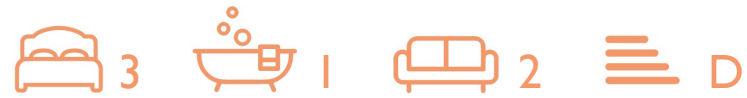
Externally the property benefits from front and rear gardens with a shared driveway down the side leading to the garage. The rear garden is well presented and features paved patio area, lawns and greenhouse.

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

Asking price £330,000

# 7 Masfield Avenue

Portsmouth, PO6 4PD



- THREE BEDROOMS
- GARAGE
- WEST FACING GARDEN

- SEMI DETACHED
- WELL PRESENTED
- SOLENT VIEWS

### LOUNGE

13'9" x 11'5" (4.2 x 3.5)

### DINING ROOM

12'9" x 11'5" (3.9 x 3.5)

### KITCHEN

8'2" x 9'2" (2.5 x 2.8)

### SHOWER ROOM

7'6" x 5'6" (2.3 x 1.7)

### BEDROOM 1

12'5" x 11'9" (3.8 x 3.6)

### BEDROOM 2

11'9" x 11'5" (3.6 x 3.5)

### BEDROOM 3

7'10" x 8'6" (2.4 x 2.6)

### 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.

