

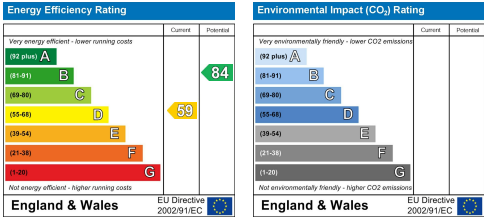


Floor Plan



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



3 Merton Avenue
Portchester, PO16 9NE

We are pleased to welcome to the market this three bedroom semi detached chalet bungalow with off road parking and garage in the popular location of Merton Avenue, Portchester.

This home is well presented throughout and has gone through a complete transformation under the current owners tenure.

The ground floor consists of an entrance porch, open plan lounge diner, modern fitted kitchen and utility space, modern bathroom and spacious double bedroom with built in storage.

Moving upstairs to the first floor there are two bedrooms.

Externally there is off road parking to the driveway at the front. There is also a shared driveway down the side which leads to the rear garden. At the bottom of the rear garden there is a double garage with power. The garden is south east facing so receives plenty of sunshine throughout the day.

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

Asking price £335,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK
GARY@CASTLESESTATES.CO.UK
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

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Portchester, PO16 9NE



- SEMI DETACHED
- THREE BEDROOMS
- DRIVEWAY FOR OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS
- CHALET BUNGALOW
- DOUBLE GARAGE
- SOUTH EAST FACING GARDEN
- OPEN PLAN LOUNGE DINER

PORCH
8'2" x 6'6" (2.5 x 2.0)

LOUNGE
17'4" x 8'10" (5.3 x 2.7)

DINING ROOM
12'1" x 6'10" (3.7 x 2.1)

KITCHEN
12'1" x 9'10" (3.7 x 3.0)

UTILITY
7'2" x 5'10" (2.2 x 1.8)

BATHROOM
8'10" x 4'3" (2.7 x 1.3)

BEDROOM ONE
17'4" x 9'6" (5.3 x 2.9)

BEDROOM TWO
13'5" x 8'10" (4.1 x 2.7)

BEDROOM THREE
11'1" x 7'2" (3.4 x 2.2)

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.

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. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

COUNCIL TAX BAND C

