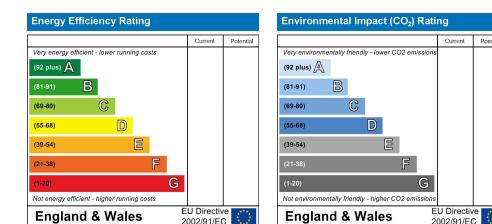


## Floor Plan



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.



**CASTLES**  
ESTATE AGENTS



## 234 Hawthorn Crescent

Portsmouth, PO6 2TS

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking and south facing garden located in Hawthorn Crescent, Cosham.

The property is well presented throughout but does require some modernisation.

The ground floor consists of an entrance hall, generously sized lounge room and dining room with a kitchen at the rear of the home. Moving upstairs there are three bedrooms and a family bathroom.

Externally the property has off road parking to the front of the property. The rear garden is a fair size and is South facing featuring paved walkways, lawns, greenhouse and a brick built shed at the bottom.

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

**Offers over £325,000**

02394 318899

[www.castlesestates.co.uk](http://www.castlesestates.co.uk)

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

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 234 Hawthorn Crescent

Portsmouth, PO6 2TS



- THREE BEDROOMS
- OFF ROAD PARKING
- WELL PRESENTED
- GOOD ACCESS ROUTES

## LOUNGE

11'1" x 15'5" (3.4 x 4.7)

## DINING ROOM

14'1" x 12'5" (4.3 x 3.8)

## KITCHEN

10'5" x 16'0" (3.2 x 4.9)

## SHOWER ROOM

5'6" x 6'2" (1.7 x 1.9)

## BEDROOM 1

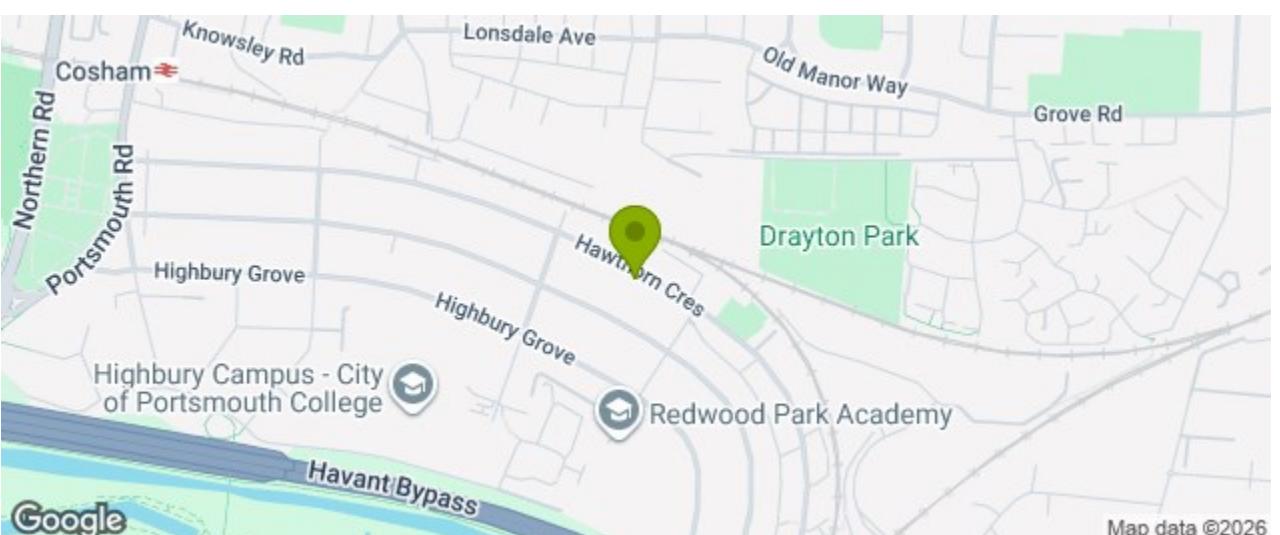
11'5" x 12'5" (3.5 x 3.8)

## BEDROOM 2

9'2" x 12'9" (2.8 x 3.9)

## BEDROOM 3

7'10" x 7'6" (2.4 x 2.3)



- MID TERRACE
- SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS
- IDEAL FIRST TIME BUY

**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.

