

Floor Plan



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(20 plus) A
(81-91) B			(15-20) B
(69-80) C			(10-15) C
(55-68) D			(7-10) D
(39-54) E			(3-6) E
(21-38) F			(1-2) F
(1-20) G			(0) 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



232 Hawthorn Crescent Portsmouth, PO6 2TS

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking in the popular location of Hawthorn Crescent, Cosham. The property is being sold with No Forward Chain.

The property is well presented throughout and the ground floor consists of an entrance hallway, large dining room to the front of the home, lounge room across the centre with a modern fitted kitchen to the rear. Accessible from the kitchen is the utility space and W/C and then into the garden.

Moving upstairs there are three bedrooms, two of which are large double rooms with built in storage, with a family bathroom completing the first floor accommodation.

Externally there is off road parking to the front of the home for two vehicles. The rear garden is South facing and features decked areas, paved areas and lawns with a brick built shed across the rear for storage.

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

Asking price £360,000

02394318899

www.castlesstates.co.uk

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 Company Number: 12821075
 VAT Number: 356389459

232 Hawthorn Crescent

Portsmouth, PO6 2TS



- THREE BEDROOMS
- SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING
- LARGE RECEPTION ROOMS
- GOOD ACCESS ROUTES
- NO FORWARD CHAIN

DINING ROOM
15'1" x 10'9" (4.6 x 3.3)

LOUNGE
17'0" x 12'5" (5.2 x 3.8)

KITCHEN
15'5" x 9'6" (4.7 x 2.9)

UTILITY & W/C
10'2" x 5'6" (3.1 x 1.7)

BEDROOM ONE
12'5" x 11'1" (3.8 x 3.4)

BEDROOM TWO
15'5" x 9'2" (4.7 x 2.8)

BATHROOM
7'2" x 5'6" (2.2 x 1.7)

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

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.

