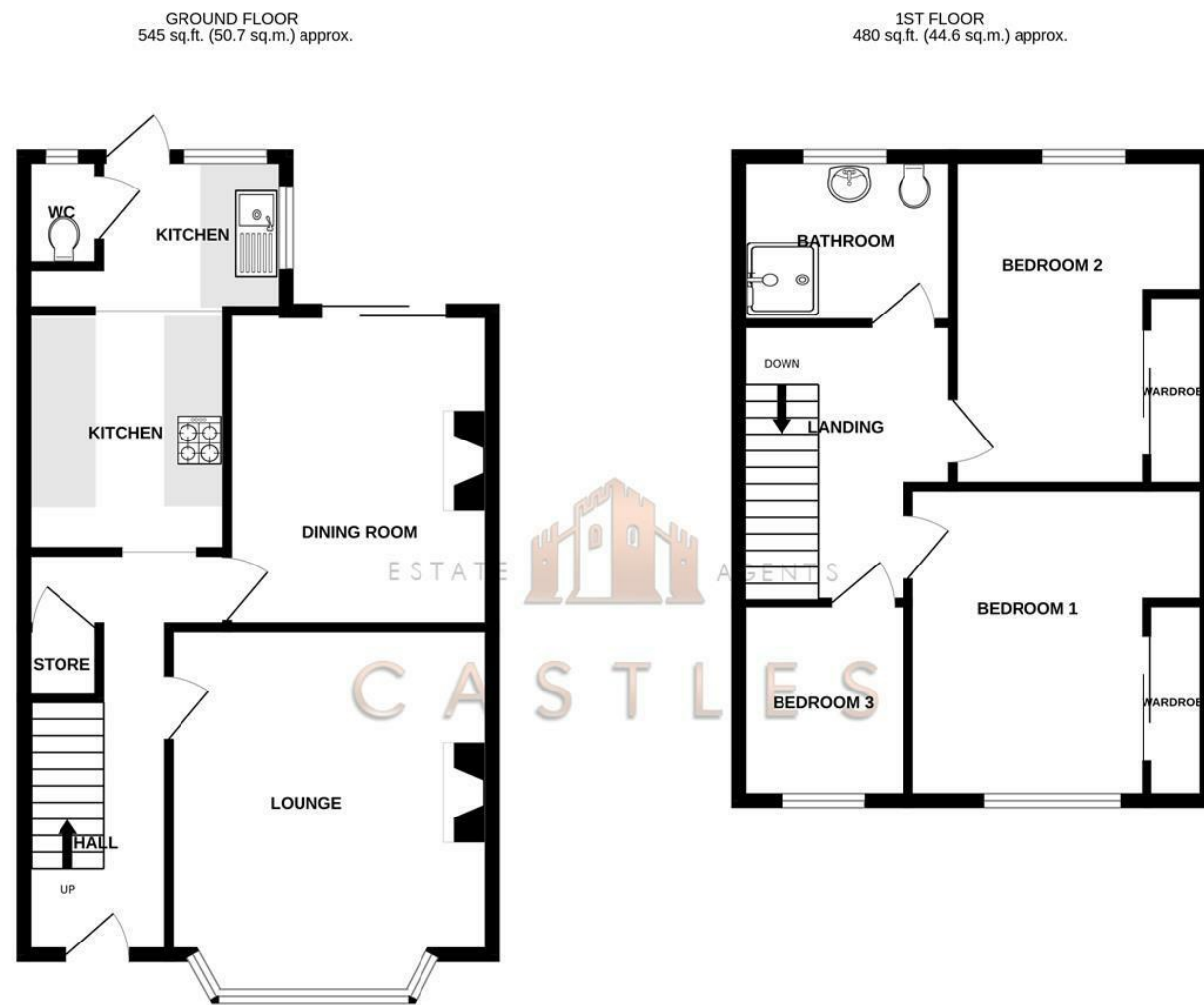


Floor Plan



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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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**71 Old Manor Way**  
**Portsmouth, PO6 2NL**

\*\*\*NO FORWARD CHAIN\*\*\*

We are pleased to welcome to the market this three bedroom mid terrace property in the popular Drayton location of Old Manor Way.

This home is well presented throughout and the ground floor accommodation consists of a generous entrance hall, lounge room with built in shutters to the bay window. There is a dining room with sliding doors opening into the pleasant garden space to the rear. The kitchen has been extended and there is access also into the rear garden along with a downstairs w/c.

Moving upstairs there are two spacious double bedrooms both with built in wardrobe space. A third bedroom and large shower room complete the first floor accommodation.

Externally the property benefits from front and rear gardens. There is scope to make this home a four bedroom house due to the size of the roof space - we believe subject to the necessary agreements and planning permissions. The front garden could be converted into off road parking subject to the relevant council consents. The rear garden features a decked seating area, lots of plants and flowers and a fair sized shed to the bottom of the garden which provides access into the service road behind.

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

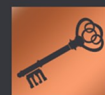
**Asking price £325,000**

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (20-24) <b>A</b>	
(85-91) <b>B</b>		(25-29) <b>B</b>	
(68-84) <b>C</b>		(30-34) <b>C</b>	
(55-67) <b>D</b>		(35-39) <b>D</b>	
(39-54) <b>E</b>		(40-44) <b>E</b>	
(21-38) <b>F</b>		(45-49) <b>F</b>	
(1-20) <b>G</b>		(50-54) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

DIRECTORS

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SEAN@CASTLESTATES.CO.UK

# 71 Old Manor Way

Portsmouth, PO6 2NL



- THREE BEDROOMS
- FRONT & REAR GARDENS
- POTENTIAL FOR OFF ROAD PARKING
- PERFECT FIRST TIME BUYER HOME
- TWO RECEPTION ROOMS
- MID TERRACE
- DRAYTON LOCATION
- NO FORWARD CHAIN

## ENTRANCE HALL

16'0" x 5'6" (4.9 x 1.7)

## LOUNGE

14'5" x 11'9" (4.4 x 3.6)

## DINING ROOM

12'9" x 10'5" (3.9 x 3.2)

## KITCHEN

17'0" x 7'2" (5.2 x 2.2)

## DOWNSTAIRS W/C

3'3" x 2'7" (1.0 x 0.8)

## BEDROOM ONE

12'5" x 10'9" (3.8 x 3.3)

## BEDROOM TWO

12'1" x 10'2" (3.7 x 3.1)

## BEDROOM THREE

7'10" x 6'10" (2.4 x 2.1)

## BATHROOM

7'2" x 6'6" (2.2 x 2.0)

## 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.

