

Floor Plan



TOTAL FLOOR AREA : 571 sq.ft. (53.1 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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45 Jervis Road  
Portsmouth, PO2 8PR

We are pleased to welcome to the market this well presented two bedroom mid terraced property in North End, Portsmouth.

The property is well presented throughout and consists of a reception room, large kitchen in the centre of the home, a modern refurbished bathroom and two double bedrooms upstairs. The garden is South facing and is low maintenance, featuring a new log cabin with power at the bottom and composite fence panels.

This home would make an ideal first time purchase or a suitable buy to let investment for any investors out there looking to add to their portfolio.

This property would rent for approximately £1150pcm providing a £13,800 yearly return. This equates to a 6.9% yield based on the current asking price.

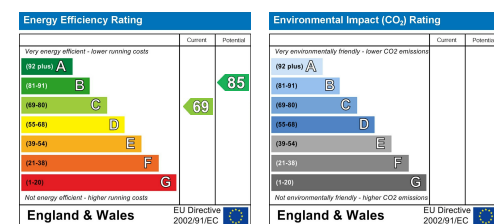
The property benefits also from gas central heating via a combi boiler with a HIVE system and smart radiators. There is double glazing throughout. The front of the home has also recently been cladded.

Parking wise the property is in a PCC residential zone.

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

Offers over £200,000

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.



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# 45 Jervis Road

Portsmouth, PO2 8PR



- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- IDEAL FIRST TIME BUY
- NEW LOG CABIN WITH POWER
- NEW BATHROOM
- WELL PRESENTED
- SOUTH FACING GARDEN
- CENTRAL LOCATION
- LOW MAINTENANCE GARDEN
- HIVE SYSTEM & SMART RADIATORS

**LOUNGE**  
11'5" x 9'6" (3.5 x 2.9)

**KITCHEN**  
11'9" x 9'6" (3.6 x 2.9)

**BATHROOM**  
7'6" x 6'6" (2.3 x 2.0)

**BEDROOM**  
11'9" x 10'2" (3.6 x 3.1)

**BEDROOM**  
9'6" x 11'9" (2.9 x 3.6)

**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 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.

**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.

