

Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 1320 SQ FT / 122.6 SQ M  
 ROSS INTERNAL AREA = 168 SQ FT / 15.6 SQ M  
 TOTAL = 1488 SQ FT / 138.2 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1079090)  
 Produced for Castles Estate Agents



28 Lichfield Road  
 Portsmouth, PO3 6DE

We are pleased to welcome to the market this charming end terrace house located on Lichfield Road in the delightful area of Baffins, Portsmouth. This property boasts three reception rooms providing open plan living and ample space for entertaining.

There are three bedrooms located on the first floor, two of which are generous doubles, and a family bathroom.

Parking will never be an issue with a driveway to the front of the property.

The large rear extension adds a touch of modernity to the property with bi-folds across the rear and large skylight providing an abundance of natural light to the home. You have kitchen, diner and lounge space all in this room.

One of the highlights of this property is the charming summer house which currently provides some office/work from home space but could be utilised in a variety of ways. Additionally the garage provides extra storage space but is currently being utilised as a gym.

Don't miss the opportunity to make this incredible house your home. Contact us today to arrange a viewing and envision the endless possibilities this property has to offer.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91)		Very environmentally friendly - lower CO <sub>2</sub> emissions (20 plus) <b>A</b> (10-20)	
(69-80) <b>B</b>		(10-20) <b>B</b>	
(55-68) <b>C</b>		(10-20) <b>C</b>	
(45-54) <b>D</b>		(10-20) <b>D</b>	
(39-54) <b>E</b>		(10-20) <b>E</b>	
(21-38) <b>F</b>		(10-20) <b>F</b>	
(1-20) <b>G</b>		(10-20) <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

CHARLES TUSON • GARY AGAR • SEAN WREN

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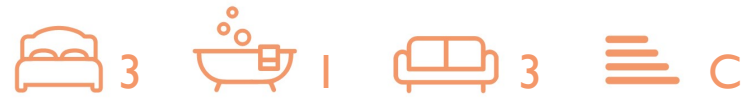
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Offers over £400,000

# 28 Lichfield Road

Portsmouth, PO3 6DE



- THREE BEDROOMS
- BI-FOLDS & SKYLIGHT
- SUMMER HOUSE/STUDY
- WEST FACING GARDEN
- REAR EXTENSION
- GARAGE & DRIVEWAY
- OPEN PLAN KITCHEN DINER
- LOW MAINTENANCE LANDSCAPED GARDEN

**SITTING ROOM**  
12'9" x 12'9" (3.9 x 3.9)

**OPEN PLAN KITCHEN DINER**  
23'3" x 16'0" (7.1 x 4.9)

**DOWNSTAIRS W/C**

**BEDROOM ONE**  
13'1" x 10'9" (4.0 x 3.3)

**BEDROOM TWO**  
15'8" x 9'10" (4.8 x 3.0)

**BEDROOM THREE**  
8'6" x 8'6" (2.6 x 2.6)

**BATHROOM**

**GARAGE**  
23'3" x 9'6" (7.1 x 2.9)

**STUDY/SUMMER HOUSE**  
15'8" x 8'10" (4.8 x 2.7)

**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 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.

