

Floor Plan



**TOTAL FLOOR AREA:** 882 sq.ft. (81.9 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 <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 (10-15) <b>A</b>	
(85-91) <b>B</b>		(16-20) <b>B</b>	
(69-84) <b>C</b>		(21-25) <b>C</b>	
(55-68) <b>D</b>		(26-30) <b>D</b>	
(39-54) <b>E</b>		(31-35) <b>E</b>	
(21-38) <b>F</b>		(36-40) <b>F</b>	
(1-20) <b>G</b>		(41-45) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**6 Connaught Lane**  
**Portsmouth, PO6 4EW**

Welcome to this charming property located in the sought-after area of Connaught Lane, Portchester Borders. This immaculately presented SEMI DETACHED house offers a perfect blend of comfort and style.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The property boasts two generously sized bedrooms, perfect for a small family or those in need of a guest room or home office.

One of the standout features of this property is the two modern bathrooms, offering convenience and luxury for the residents. No more queuing for the shower in the morning rush!

Parking is always a premium, but fear not, this property comes with off-road parking, ensuring you never have to worry about finding a space after a long day at work.

Whether you are looking to settle down in a peaceful neighbourhood or seeking a property with easy access to amenities, this house ticks all the boxes. Don't miss out on the opportunity to make this house your home in the charming Connaught Lane.

**Asking price £260,000**

DIRECTORS

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# 6 Connaught Lane

Portsmouth, PO6 4EW



- TWO BEDROOM SEMI DETACHED HOUSE
- OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS
- OPEN PLAN LIVING
- TWO BATHROOMS
- MODERN FITTED KITCHEN
- GARDEN AREA WITH RAISED DECK
- NO FORWARD CHAIN

### LOUNGE/KITCHEN/DINER

10'5" x 23'7" x 13'1" x 11'9" (3.2 x 7.2 x 4.0 x 3.6)

### BATHROOM

6'10" x 5'6" (2.1 x 1.7)

### BEDROOM 1

11'1" x 9'10" (3.4 x 3.0)

### BEDROOM 2

16'0" x 15'8" (4.9 x 4.8)

### ENSUITE

7'6" x 4'11" (2.3 x 1.5)

### STUDY

6'2" x 10'2" (1.9 x 3.1)

### 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.

### 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.

### 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.

