

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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			(4-7) E
(21-38) F			(1-4) F
(1-20) G			(0-1) 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



17 Sunningdale Road
Portsmouth, PO3 6EX

We are pleased to welcome to the market this well presented three bedroom mid terrace property located in Sunningdale Road, Baffins.

The ground floor consists of a lounge, open plan kitchen diner, conservatory with access to a w/c.

Moving upstairs there are three bedrooms and a modern bathroom.

Externally there is a bay and forecourt to the front and the rear garden is landscaped featuring summer house.

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

Offers over £350,000

DIRECTORS

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LOUNGE

14'1" x 10'9" (4.3 x 3.3)

KITCHEN/DINER

20'0" x 7'10" (6.1 x 2.4)

BATHROOM

5'6" x 6'6" (1.7 x 2.0)

BEDROOM 1

14'1" x 10'5" (4.3 x 3.2)

BEDROOM 2

10'5" x 10'9" (3.2 x 3.3)

BEDROOM 3

8'10" x 8'2" (2.7 x 2.5)

OFFICE

14'1" x 7'2" (4.3 x 2.2)

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.

