Floor Plan

GROUND FLOOR 728 sq.ft. (67.7 sq.m.) approx 1ST FLOOR 441 sq.ft. (41.0 sq.m.) approx.





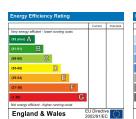




TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, consistion or mis-statement. This plan is for illustrative purposes only and should be used as such by any specific purchase. The specific properties are to the specific properties of the purpose of the specific properties are to the specific properties of the purpose.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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Offers over £350,000











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.

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

17 Sunningdale Road

Portsmouth, PO3 6EX









LOUNGE

 $14'1" \times 10'9" (4.3 \times 3.3)$

KITCHEN/DINER

 $20'0" \times 7'10" (6.1 \times 2.4)$

BATHROOM

 $5'6" \times 6'6" (1.7 \times 2.0)$

BEDROOM I

 $14'1". \times 10'5" (4.3. \times 3.2)$

BEDROOM 2

 $10'5" \times 10'9" (3.2 \times 3.3)$

BEDROOM 3

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

OFFICE

 $14'1" \times 7'2" (4.3 \times 2.2)$

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 cannot agree a transaction without 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 the Credas AML check being completed.

