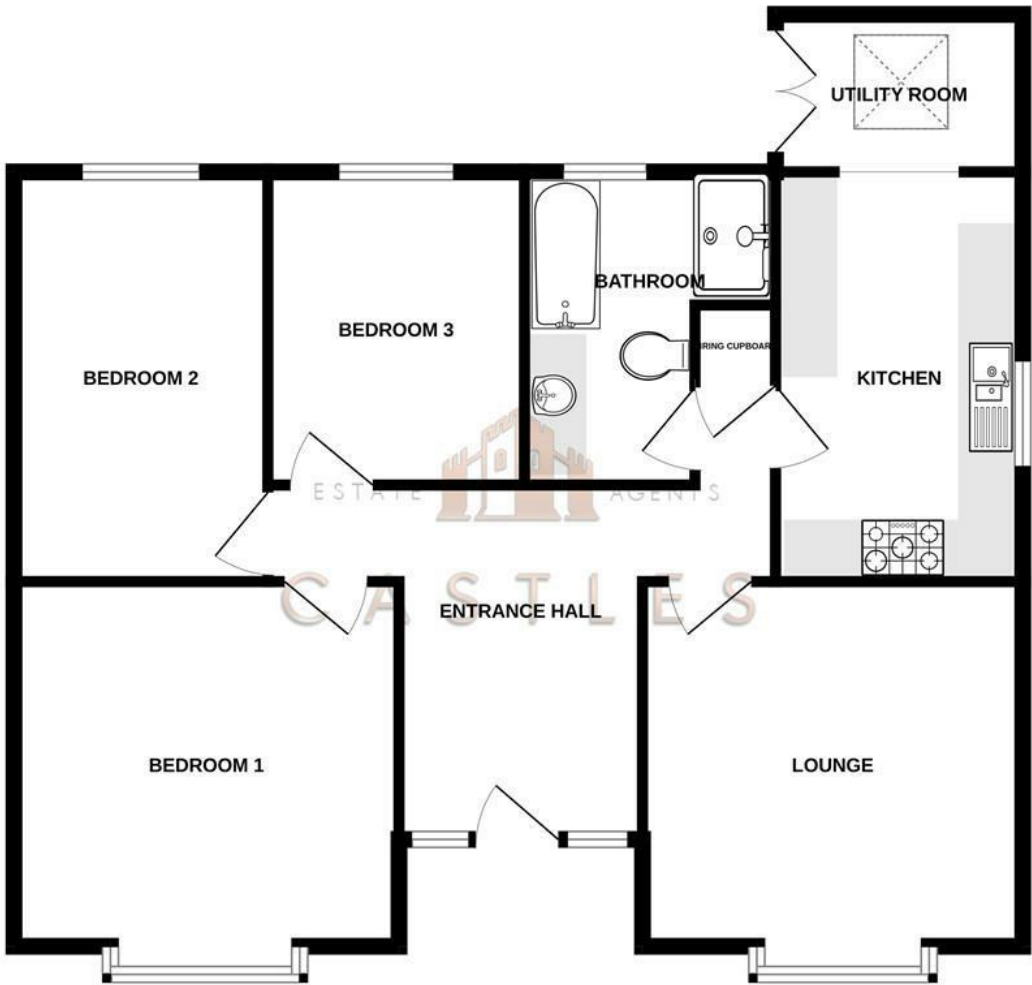


Floor Plan

GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(10 plus) A	
	(81-91) B			(21-91) B	
	(69-80) C			(39-69) C	
	(55-68) D			(55-68) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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9 St. Matthews Road
Portsmouth, PO6 2DH

We are pleased to welcome to the market this three bedroom detached bungalow with detached garage and driveway situated on a large corner plot in St Matthews Road, Drayton.

The property is well presented throughout and offers large rooms with high ceilings.

Layout wise you have a spacious entrance hall upon entry, large lounge room, kitchen breakfast room, utility and three double bedrooms. The bathroom features bath tub and generous size shower.

This character property is situated on a large corner plot so has rear access to a driveway and detached garage. The garden is a fair size and is South West facing so plenty of sunshine throughout the day.

This property is being offered to the market with no forward chain.

There is huge potential for extending and loft conversion.

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

Offers over £425,000

9 St. Matthews Road
Portsmouth, PO6 2DH



- DETACHED BUNGALOW
- DETACHED GARAGE
- HIGH CEILINGS
- SOUTH WEST FACING GARDEN
- LARGE CORNER PLOT
- DRIVEWAY
- THREE BEDROOMS
- CHARACTER PROPERTY

LOUNGE
13'1" x 12'1" (4.0 x 3.7)

KITCHEN
15'1" x 8'6" (4.6 x 2.6)

UTILITY
8'10" x 5'6" (2.7 x 1.7)

BATHROOM
10'9" x 9'2" (3.3 x 2.8)

BEDROOM ONE
13'1" x 12'5" (4.0 x 3.8)

BEDROOM TWO
14'1" x 8'10" (4.3 x 2.7)

BEDROOM THREE
11'1" x 8'10" (3.4 x 2.7)

GARAGE

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 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.

