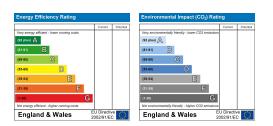
Floor Plan

GROUND FLOOR 525 sq.ft. (48.8 sq.m.) approx. 1ST FLOOR 314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx. of doors, window, notes made to ensure the accuracy of the floorplan corelained here, measurements of doors, window, notes and any other terms are approximate and no responsibility is taken the any error, rospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of etilicency can be given.

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.



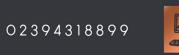
DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

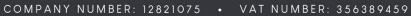


1 CASTLE STREET PORTCHESTER PO16 9QD





CHARLES@CASTLESESTATES.CO.UK GARY@CASTLESESTATES.CO.UK SEAN@CASTLESESTATES.CO.UK





104 Cardiff Road Portsmouth, PO2 8BN

We are pleased to welcome to the market this well presented two bedroom mid terraced property in Cardiff Road
The property is well presented throughout and consists of a reception room to the front, dining room, large kitch
Moving upstairs there are two double bedroom and a w/c.
The garden is South East facing featuring a decked area, lawns and flower beds.
This home would make an ideal first time purchase or a suitable buy to let investment for any investors out there
This property would rent for approximately ± 1150 pcm providing a $\pm 13,800$ yearly return. This equates to a 6.9%
For any further information or to arrange a viewing please call Castles today.

Asking price £240,000







ad, Portsmouth.

hen in the centre of the home with access to a utility and a modern family bathroom.

e looking to add to their portfolio.

yield based on the current asking price.

104 Cardiff Road Portsmouth, PO2 8BN

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- UPSTAIRS W/C
- GOOD ACCESS ROUTES

LOUNGE

10'2" × 13'1" (3.1 × 4.0)

DINING ROOM

12'9" x 10'5" (3.9 x 3.2)

KITCHEN

8'6" x 11'5" (2.6 x 3.5)

BATHROOM

7'10" × 6'2" (2.4 × 1.9)

2'11" × 5'6" (0.9 × 1.7)

BEDROOM I 12'9" x 10'5" (3.9 x 3.2)

BEDROOM 2 10'5" × 10'2" (3.2 × 3.1)

TWO RECEPTION ROOMS

- MODERN BATHROOM
- CLOSE TO LOCAL SHOPS
- IDEAL FIRST TIME BUY

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 processdocument is required. Please is
cannot agree a transaction with
the Credas AML check being
completed.

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 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.

