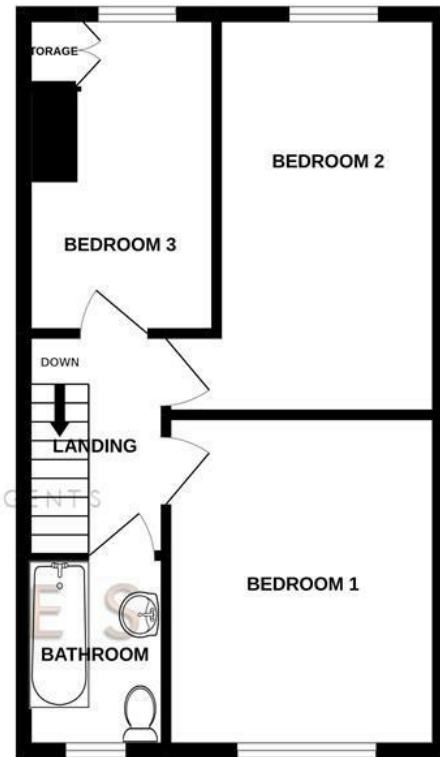
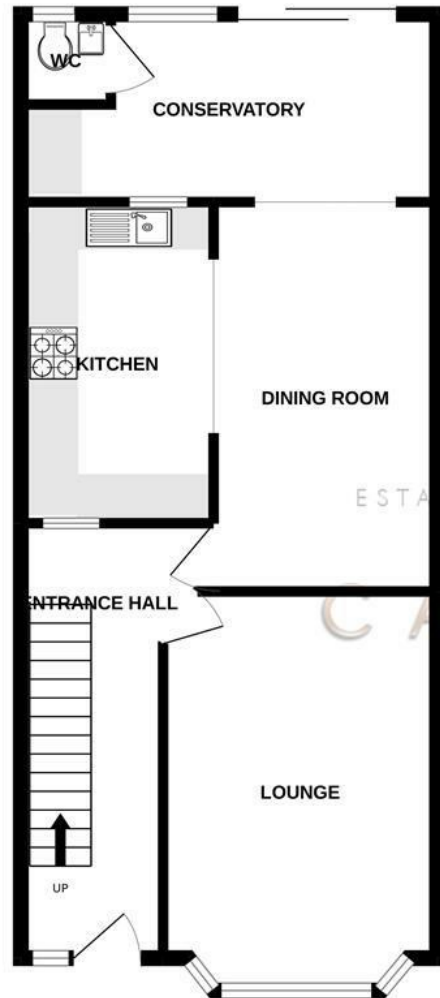


Floor Plan

GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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**68 Paulsgrove Road**  
**Portsmouth, PO2 7HR**

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

The ground floor of this home features a spacious lounge to the front, open plan modern kitchen diner across the centre with an extension to the rear housing a downstairs w/c and a utility area.

Moving upstairs to the first floor there are three bedrooms, two of which are fair sized doubles and a family bathroom completes this levels accommodation.

Externally the garden is of a south east aspect and features a brick built shed across the rear. There is a bay and forecourt to the front of the home.

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

**Offers over £275,000**

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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) <b>A</b>		(10-15) <b>A</b>	
(81-91) <b>B</b>		(16-20) <b>B</b>	
(69-80) <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	
<b>85</b>		<b>69</b>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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# 68 Paulsgrove Road

Portsmouth, PO2 7HR



- THREE BEDROOMS
- EXTENDED
- OPEN PLAN KITCHEN DINER
- NO WORK NEEDED
- UPSTAIRS BATHROOM
- MODERN KITCHEN
- WELL PRESENTED
- PERFECT FIRST TIME BUY

### LOUNGE

14'9" x 10'2" (4.5 x 3.1)

### DINING ROOM

14'5" x 7'10" (4.4 x 2.4)

### KITCHEN

11'5" x 7'2" (3.5 x 2.2)

### EXTENSION

6'10" x 15'5" (2.1 x 4.7)

### W/C

3'3" x 3'3" (1.0 x 1.0)

### BATHROOM

7'2" x 5'2" (2.2 x 1.6)

### BEDROOM ONE

12'5" x 10'2" (3.8 x 3.1)

### BEDROOM TWO

14'9" x 10'2" (4.5 x 3.1)

### BEDROOM THREE

11'9" x 7'2" (3.6 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 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.

