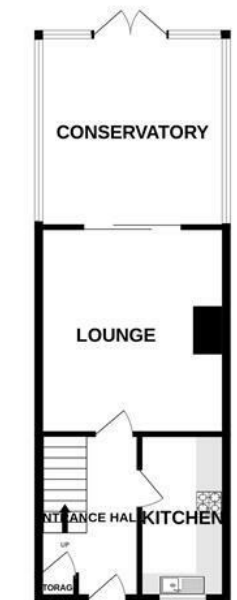
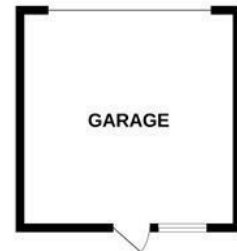


Floor Plan

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



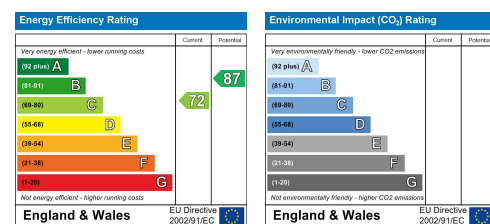
1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



254 Southampton Road Portsmouth, PO6 4QD

We are pleased to welcome to the market this two bedroom mid terrace property with double garage to the rear in located on Southampton Road.

This chain-free home has recently been freshly decorated throughout.

The property consists of an entrance hall, a light and airy kitchen with appliances, a spacious lounge room with patio doors leading to a conservatory dining room area with patio doors leading out to the rear garden.

Moving upstairs there are two double bedrooms with storage cupboards and a fully tiled modern shower room.

Externally there is a secluded rear garden laid to patio for easy maintenance and flower bed borders and double garage for parking two vehicles. The double garage features power and lighting plus the benefit of an electric up-and-over door with rear access for visitors parking.

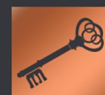
The property is close to Portchester Train station and bus stops. The local shops of Portchester Village is a short walk away and along the waterfront you have Port Solent only a 10 minute walk away.

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

Offers over £250,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

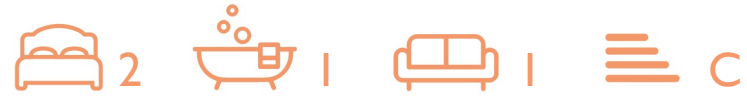


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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

254 Southampton Road

Portsmouth, PO6 4QD



- TWO BEDROOMS
- LARGE CONSERVATORY
- CLOSE TO PORTCHESTER VILLAGE
- DOUBLE GARAGE TO REAR
- CLOSE TO WATERFRONT
- PERFECT FIRST TIME BUY

KITCHEN

5'10" x 11'1" (1.8 x 3.4)

LOUNGE

14'1" x 11'9" (4.3 x 3.6)

CONSERVATORY

13'1" x 12'9" (4.0 x 3.9)

BATHROOM

BEDROOM 1

9'6" x 8'6" (2.9 x 2.6)

BEDROOM 2

11'9" x 9'2" (3.6 x 2.8)

GARAGE

14'9" x 14'9" (4.5 x 4.5)

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 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.

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.

