

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-95%) A			(92-95%) A		
(81-91%) B			(81-91%) B		
(69-80%) C			(69-80%) C		
(55-65%) D			(55-65%) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

## DIRECTORS

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# 414 Havant Road

# Portsmouth, PO6 INF

We are pleased to welcome to the market this three bedroom detached family home with off road parking in the popular location of Havant Road, Portchester.

The property is well presented throughout and the ground floor consists of two reception rooms, one for lounge and one for dining, a large open plan kitchen breakfast room and a modern shower room.

Moving upstairs to the first floor there are three bedrooms on this level with a family bathroom. Via a spiral staircase there is access to a large loft room with velux windows currently being utilised as an office.

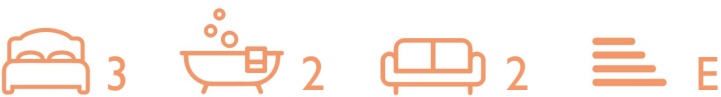
The rear garden is South facing and a generous size made up of patio areas and lawns. At the bottom of the garden there is a large outbuilding/games room. To the front of the home there is gated access to a driveway which comfortably allows three cars parked off road.

For more information or to arrange a viewing on this detached Drayton home please call Castles today.

## Offers over £625,000



414 Havant Road  
Portsmouth, PO6 1NF



- THREE BEDROOMS
- LARGE FAMILY HOME
- SOUTH FACING GARDEN
- GOOD ACCESS ROUTES
- DETACHED
- OFF ROAD PARKING
- OUTBUILDINGS IN GARDEN
- CLOSE TO LOCAL SHOPS

LOUNGE  
15'1" x 10'9" (4.6 x 3.3)

KITCHEN  
11'9" x 7'10" (3.6 x 2.4)

BREAKFAST ROOM  
21'7" x 6'6" (6.6 x 2.0)

DINING ROOM  
12'5" x 11'9" (3.8 x 3.6)

BEDROOM 1  
13'5" x 12'1" (4.1 x 3.7)

BEDROOM 2  
13'1" x 10'9" (4.0 x 3.3)

BEDROOM 3  
10'2" x 7'6" (3.1 x 2.3)

LOFT ROOM  
18'4" x 10'2" (5.6 x 3.1)

OUTBUILDING ROOM 1  
30'6" x 17'0" (9.3 x 5.2)

OUTBUILDING ROOM 2  
18'0" x 14'1" (5.5 x 4.3)

OUTBUILDING ROOM 3  
19'0" x 11'1" (5.8 x 3.4)

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 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.

