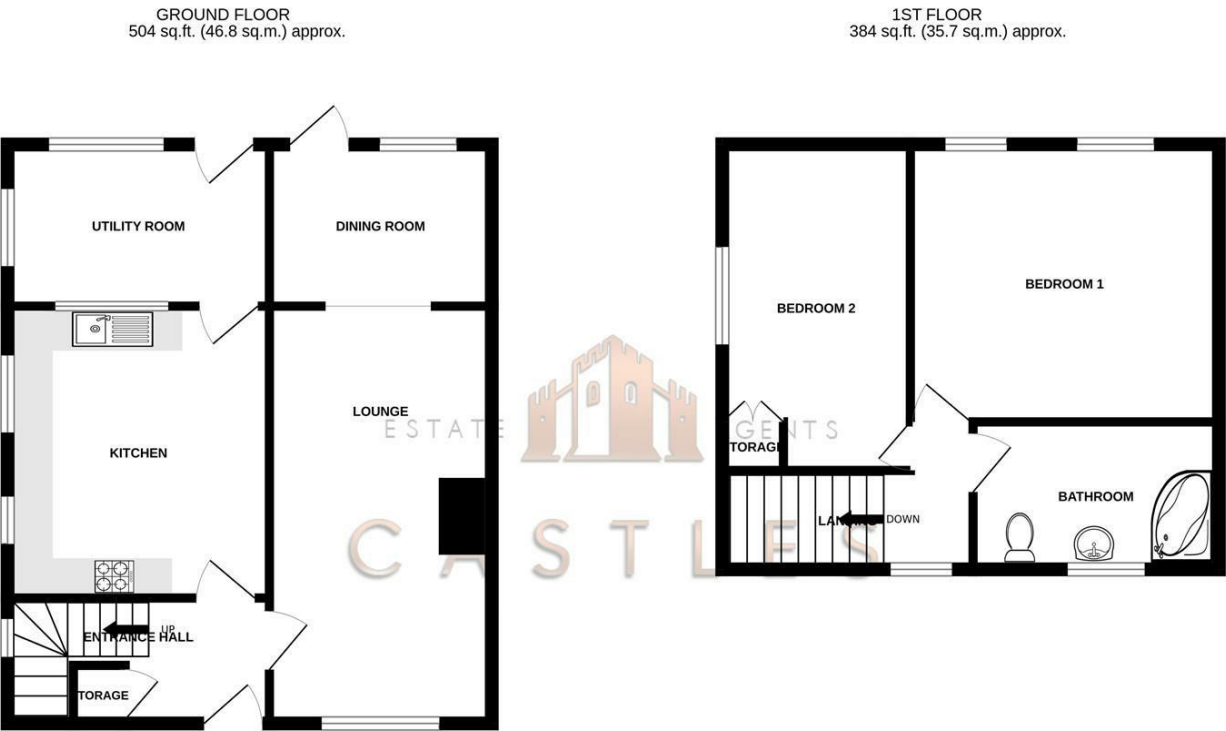




Floor Plan

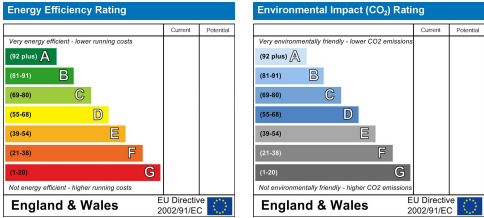


TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

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.

Made with Metropix ©2025

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.



25 Cheltenham Road  
Portsmouth, PO6 3PY

We are pleased to welcome to the market this two bedroom semi detached property with off road parking and situated on a large corner plot in Cheltenham Road, Portsmouth.

The ground floor consists of a large lounge which is open to the dining room and a spacious kitchen. Accessible from here is the utility room which opens on to the courtyard garden to the rear.

Moving upstairs there are two double bedrooms and a generous bathroom.

Externally the property sits on a large corner plot so you have a huge amount of space to the side which gives you great potential to develop or extend (subject to relevant planning permission). There is a driveway and garage and sheds for storage.

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

Offers over £250,000



25 Cheltenham Road  
Portsmouth, PO6 3PY



- TWO DOUBLE BEDROOMS
- POTENTIAL TO EXTEND & DEVELOP
- DRIVEWAY
- IDEAL FIRST TIME BUYER PROPERTY
- LARGE CORNER PLOT
- GARAGE
- OPEN PLAN LOUNGE DINER
- GOOD TRANSPORT LINKS

**LOUNGE**  
9'6" x 17'8" (2.9 x 5.4)

**DINING ROOM**  
8'2" x 6'10" (2.5 x 2.1)

**KITCHEN**  
11'1" x 12'1" (3.4 x 3.7)

**UTILITY ROOM**  
11'9" x 6'2" (3.6 x 1.9)

**BEDROOM 1**  
13'1" x 11'9" (4.0 x 3.6)

**BEDROOM 2**  
7'10" x 13'9" (2.4 x 4.2)

**BATHROOM**  
10'5" x 6'2" (3.2 x 1.9)

**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.

**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.

