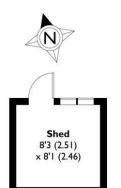
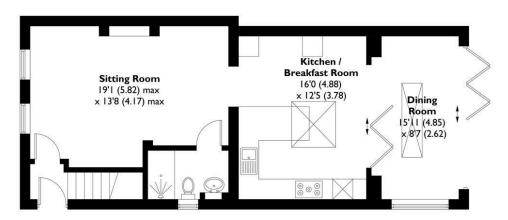
#### Floor Plan

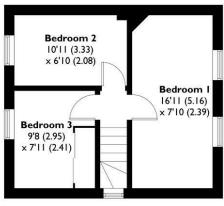


#### APPROXIMATE GROSS INTERNAL AREA = 1020 SQ FT / 94.8 SQ M SHED = 66 SQ FT / 6.1 SQ M TOTAL = 1086 SQ FT / 100.9 SQ M



(Not Shown In Actual Location / Orientation)





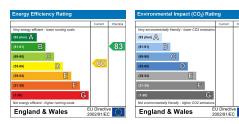
# GROUND FLOOR 693 SQ FT / 64.4 SQ M

FIRST FLOOR 327 SQ FT / 30.4 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1204877)

Produced for Castles Estate Agents

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.



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# 14 Range Green

Portsmouth, PO2 8RE

We are pleased to welcome to the market this three bedroom end of terrace property located in Range Green, Portsmouth.

This immaculately presented house offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious reception room leading through to the open plan kitchen diner located at the rear with bi-folds across and skylight. A modern fitted shower room completes the ground floor accommodation.

 $\label{thm:continuous} The property boasts three well-proportioned bedrooms, ensuring ample space for relaxation and rest.$ 

Step outside to discover a beautifully landscaped rear garden, perfect for enjoying the outdoors, whether it be for gardening, entertaining guests, or simply unwinding after a long day.

With its modern amenities and inviting atmosphere, this property is sure to appeal to families and professionals alike. Don't miss the opportunity to make this delightful house your new home.

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

Offers over £285,000

# 14 Range Green

Portsmouth, PO2 8RE









- THREE BEDROOMS
- REAR EXTENSION
- OPEN PLAN KITCHEN DINER

- END OF TERRACE
- BI-FOLDS & SKYLIGHT
- WELL PRESENTED THROUGHOUT

#### SITTING ROOM

19'0" x 13'5" (5.8 x 4.1)

# KITCHEN BREAKFAST ROOM

 $15'8" \times 12'1" (4.8 \times 3.7)$ 

#### **DINING ROOM**

 $15'8" \times 8'6" (4.8 \times 2.6)$ 

SHOWER ROOM

#### **BEDROOM ONE**

16'8" x 7'6" (5.1 x 2.3)

# **BEDROOM TWO**

 $10'9" \times 6'6" (3.3 \times 2.0)$ 

### BEDROOM THREE

9'6" x 7'10" (2.9 x 2.4)

# 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.

