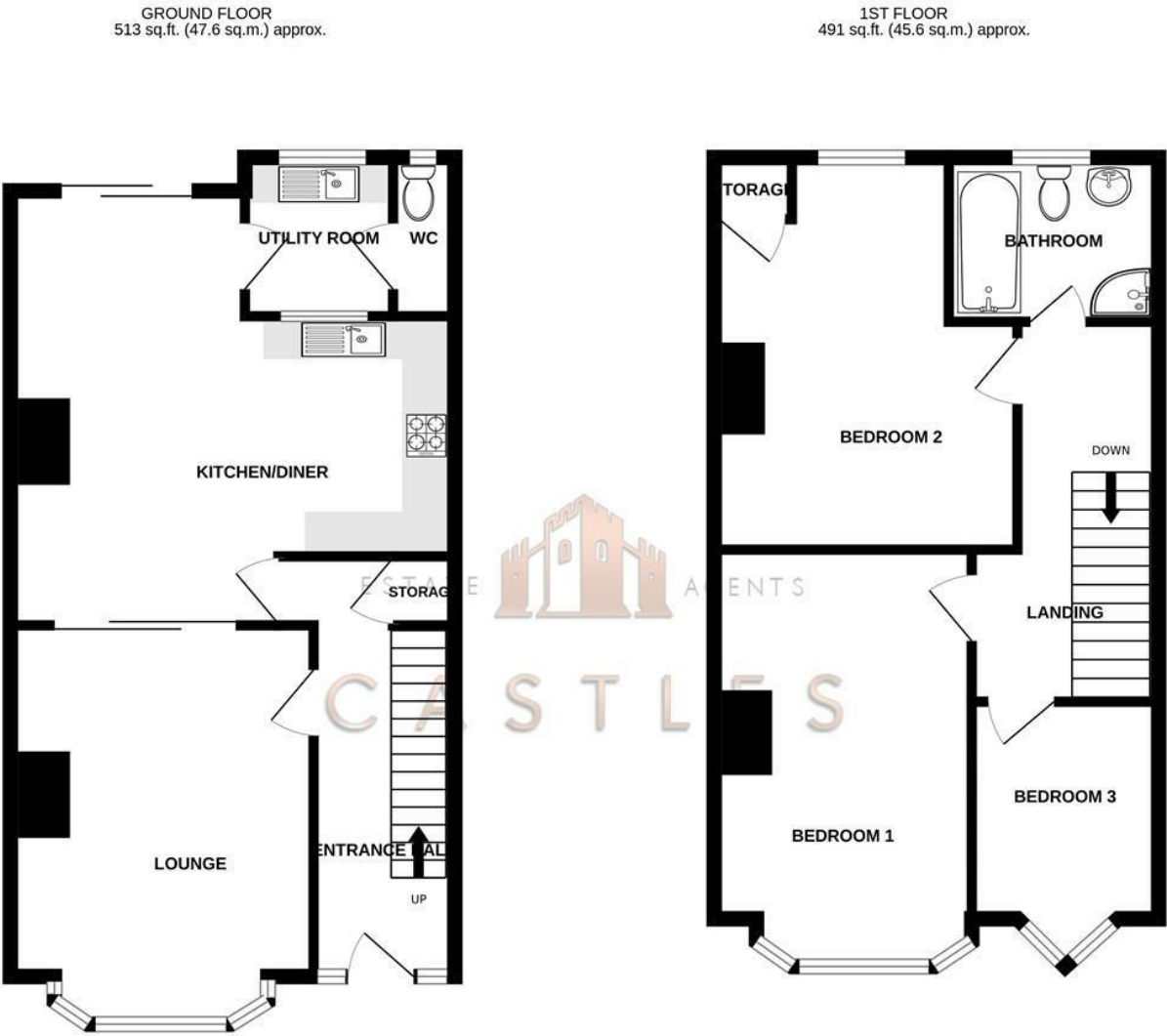




Floor Plan

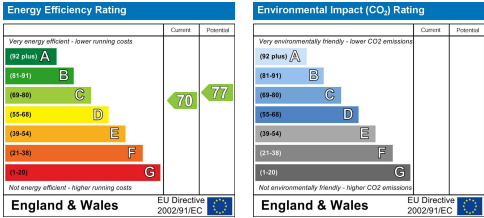


TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) approx.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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16 Ninian Park Road
Portsmouth, PO3 5DJ

We are pleased to welcome to the market this three bedroom mid terrace property located in the quiet cul-de-sac of Ninian Park Road, Copnor.

The property is well presented throughout and the ground floor consists of an entrance hallway leading into the open plan lounge, diner and kitchen area. There are sliding door which gives you the ability to have a closed off separate lounge if desired or all open plan when entertaining. There is also a utility room and downstairs w/c. Sliding doors at the back of the property produce lots of natural light into the home and open up onto a decked area.

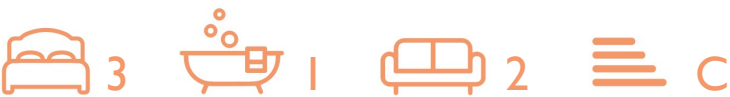
Moving upstairs there are three bedrooms and a modern family four piece bathroom.

Externally there is a long rear garden featuring a raised decked area with steps down, astro turf, bbq area, bordering flower beds, turf and a brick built shed at the bottom.

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

Asking price £315,000

16 Ninian Park Road
Portsmouth, PO3 5DJ



- THREE BEDROOMS
- LONG GARDEN
- MODERN BATHROOM
- QUIET CUL DE SAC LOCATION
- MID TERRACE
- OPEN PLAN LIVING
- UTILITY & DOWNSTAIRS W/C
- WELL PRESENTED THROUGHOUT

- LOUNGE**
11'5" x 16'0" (3.5 x 4.9)
- KITCHEN/DINER**
17'8" x 16'4" x 9'2" (5.4 x 5.0 x 2.8)
- UTILITY ROOM**
5'6" x 6'2" (1.7 x 1.9)
- W/C**
2'3" x 5'10" (0.7 x 1.8)
- BATHROOM**
7'6" x 5'10" (2.3 x 1.8)
- BEDROOM 1**
10'2" x 15'8" (3.1 x 4.8)
- BEDROOM 2**
11'9" x 12'1" (3.6 x 3.7)
- BEDROOM 3**
6'10" x 8'2" (2.1 x 2.5)

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.

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.

