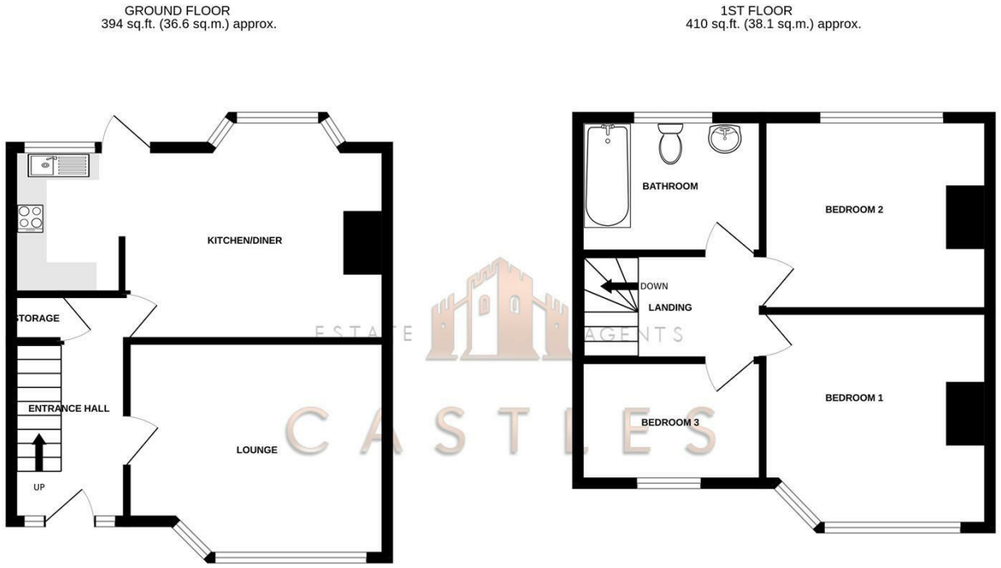
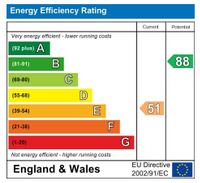
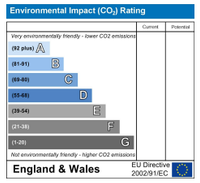
Floor Plan



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.





02394318899

www.castlesestates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson & Gary Agar

Company Number: 12821075

VAT Number: 356389459

CASTLES

ESTATE AGENTS









17 Coleridge Road

Portsmouth, PO6 4PB

We are pleased to welcome to the market this fully refurbished three bedroom property with off road parking to the rear in the popular hill slopes location of Coleridge Road, Paulsgrove.

The property is well finished throughout and the ground floor consists of entrance hallway, lounge room to the front of the home with an open plan kitchen diner across the rear.

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

The property benefits from new electrics and a new boiler.

Externally there is front and rear gardens with side access available and rear access. There is off road parking at the rear for up to three vehicles. Out the front you have unobstructed views straight down the road through the harbour to the Spinnaker Tower and beyond.

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

£1,575 PCM

17 Coleridge Road

Portsmouth, PO6 4PB

3 | 1 | 2 | E

- THREE BEDROOMS
- NEW KITCHEN
- NEW BOILER
- OFF ROAD PARKING TO REAR
- FULLY REFURBISHED
- NEW BATHROOM
- NEW ELECTRICS
- SOLENT VIEWS
- GENEROUS GARDEN
- AVAILABLE NOW

LOUNGE
11'1" x 13'5" (3.4 x 4.1)

KITCHEN/DINING ROOM
18'8" x 7'6" x 10'9" (5.7 x 2.3 x 3.3)

BEDROOM 1
11'1" x 11'1" (3.4 x 3.4)

BEDROOM 2
11'1" x 9'10" (3.4 x 3.0)

BATHROOM
9'6" x 6'10" (2.9 x 2.1)

BEDROOM 3
9'6" x 6'6" (2.9 x 2.0)

Lettings Information

Holding Deposit (a maximum of 1 weeks rent): £363 based on Advertised Rental to reserve property.

Payable Deposit (a maximum of 5 weeks rent): £1817

Council Tax Band: C

EPC Rating: E

Right To Rent - Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

