

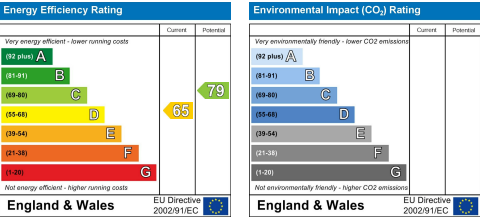


Floor Plan



TOTAL FLOOR AREA: 1331 sq.ft. (123.6 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.



92 Queens Road  
Portsmouth, PO2 7NB

We are pleased to welcome to the market this three bedroom property located in Queens Road, Portsmouth.

The property is available now with No Forward Chain.

This large family home features two reception rooms on the ground floor with a bedroom, a kitchen and bathroom to the rear.

Moving up to the first floor there are two rooms open plan with a further kitchen and bathroom on this level too. There are stairs up to a loft room which has been converted.

If you are looking at this property as a family home the layout is spread over three floors, includes multiple reception spaces, bathrooms on different levels, and a large top-floor bedroom. So there are various ways to utilise the space on offer.

Situated in a Portsmouth location close to amenities and transport links.

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

Asking price £275,000



02394318899



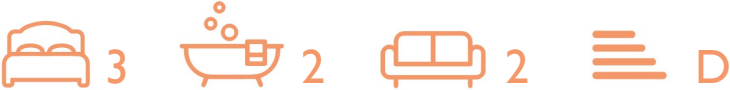
www.castlesstates.co.uk



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

Directors: Charles Tuson & Gary Agar  
Company Number: 12821075  
VAT Number: 356389459

92 Queens Road  
Portsmouth, PO2 7NB



- LARGE FAMILY HOME
- ADAPTABLE FLOORPLAN
- TWO BATHROOMS
- GOOD TRANSPORT LINKS
- NO FORWARD CHAIN
- TWO KITCHENS
- HIGH CEILINGS
- CLOSE TO LOCAL SHOPS

**LOUNGE**  
14'7" x 10'8" (4.45 x 3.27)

**BEDROOM 1**  
11'6" x 10'8" (3.53 x 3.27)

**BEDROOM 2**  
10'9" x 4'9" (3.29 x 1.45)

**KITCHEN**  
11'9" x 7'8" (3.59 x 2.34)

**BATHROOM**  
7'7" x 6'6" (2.33 x 2.00)

**DINING ROOM**  
14'0" x 11'8" (4.28 x 3.58)

**LOUNGE**  
11'6" x 10'9" (3.51 x 3.28)

**KITCHEN**  
13'9" x 7'8" (4.20 x 2.34)

**BATHROOM**  
7'10" x 5'3" (2.40 x 1.62)

**LOFT ROOM**  
12'9" x 12'8" (3.89 x 3.87)

**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.

