

Floor Plan

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1202 sq.ft. (111.7 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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18 Abbeydore Road Portsmouth, PO6 4AH

We are pleased to welcome to the market this well presented four bedroom end of terrace property with off road parking for two cars situated in Abbeydore Road, Portsmouth.

Upon entering the home you are welcomed by a spacious entrance hallway. This provides access into the front lounge room which benefits from fitted shutter. Moving through into the modern fitted kitchen diner there are double doors which open out onto the garden space. There is also a utility room and downstairs w/c accessible from the kitchen.

Moving upstairs there are four bedrooms in total, three of which are fair sized doubles and all offering built in storage. There is a modern shower room that completes the first floor accommodation.

Externally there are front and rear gardens which provide side and rear access. To the rear of the garden is the allocated off road parking for two cars.

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

Asking price £350,000

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	81	Very environmentally friendly - lower CO ₂ emissions (21-29) A (10-20) B (5-9) C (1-4) D (0-1) E (0) F (0) G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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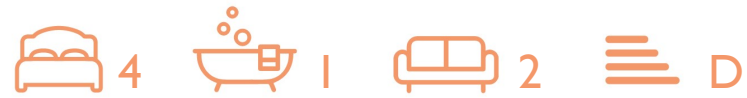
www.castlesstates.co.uk

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Company Number: 12821075
VAT Number: 356389459

18 Abbeydore Road

Portsmouth, PO6 4AH



- FOUR BEDROOMS
- END OF TERRACE
- SIDE ACCESS & REAR ACCESS
- UTILITY & W/C
- REAR OFF ROAD PARKING X 2 CARS
- LARGE KITCHEN DINER
- FRONT & REAR GARDENS
- CLOSE TO LOCAL SHOPS

PORCH

7'10" x 2'3" (2.4 x 0.7)

ENTRANCE HALLWAY

13'5" x 6'10" (4.1 x 2.1)

LOUNGE

18'8" x 11'1" (5.7 x 3.4)

KITCHEN

14'5" x 7'10" (4.4 x 2.4)

DINING ROOM

10'9" x 9'10" (3.3 x 3.0)

UTILITY

5'6" x 5'2" (1.7 x 1.6)

W/C

5'6" x 4'11" (1.7 x 1.5)

BEDROOM ONE

13'1" x 9'6" (4.0 x 2.9)

BEDROOM TWO

11'1" x 8'10" (3.4 x 2.7)

BEDROOM THREE

12'5" x 9'10" (3.8 x 3.0)

BEDROOM FOUR

7'10" x 7'10" (2.4 x 2.4)

BATHROOM

7'6" x 7'2" (2.3 x 2.2)

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.

