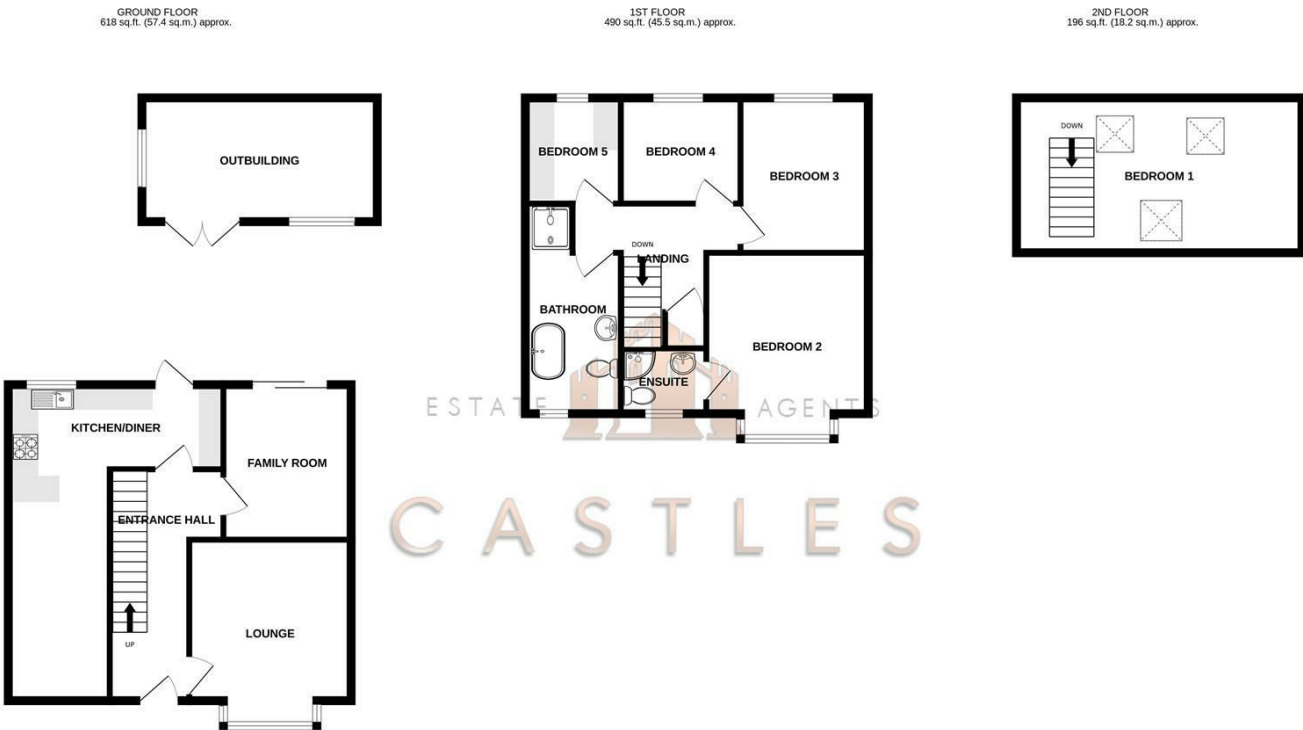




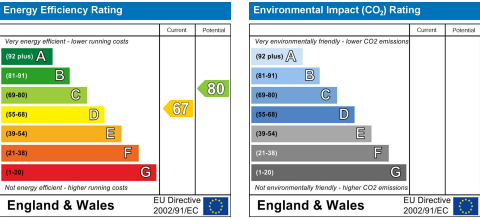
Floor Plan



ESTATE AGENTS
CASTLES

TOTAL FLOOR AREA: 1304 sq.ft. (121.1 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.



24 Monckton Road
Portsmouth, PO3 5DH

We are pleased to welcome to the market this five bedroom semi detached family home with off road parking located in Monckton Road, Copnor.

The property is well presented throughout and the current owners have added a double storey side extension and loft conversion during their tenure so lots of extra space within the home.

The ground floor of the home consists of a lounge, dining room, modern fitted kitchen with breakfast bar which is open plan to another reception room.

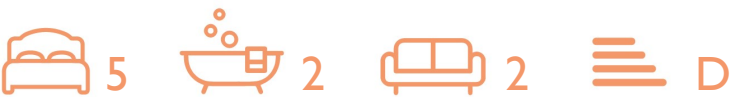
Moving upstairs to the first floor there are four bedrooms, bedroom two benefits from a modern en-suite shower room. There is also a large family four piece bathroom. Moving up to the second floor there is another large bedroom.

Externally there is off road parking to the front for two cars. The rear garden is a fair size and south facing so plenty of sunshine throughout the day. There is a raised patio area directly behind the property with steps down to the garden with an outbuilding currently being utilised as an office.

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

Asking price £400,000

24 Monckton Road
Portsmouth, PO3 5DH



- FIVE BEDROOMS
- SOUTH FACING GARDEN
- DOUBLE STOREY SIDE EXTENSION
- OFF ROAD PARKING
- TWO BATHROOMS
- LOFT CONVERSION

FAMILY ROOM
11'10 x 9'9 (3.61m x 2.97m)

KITCHEN/DINER
22'7 x 14'4 (6.88m x 4.37m)

BEDROOM 1
19'4 x 13'1 (5.89m x 3.99m)

BEDROOM 2
12'1 x 11'1 (3.68m x 3.38m)

EN-SUITE
5'8 x 4'8 (1.73m x 1.42m)

BEDROOM 3
11'11 x 9'9 (3.63m x 2.97m)

BEDROOM 4
8'8 x x 7'3 (2.64m x x 2.21m)

BEDROOM 5
8'8 x 7'3 (2.64m x 2.21m)

BATHROOM
13'3 x 7'3 (4.04m x 2.21m)

OUTBUILDING
14'11 x 7'11 (4.55m x 2.41m)

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.

Staff Disclosure
We would like to make it clear that the sellers of this property are a relation of a member of staff of Castles Estate Agents.

