



# 224 Newcome Road

Portsmouth, PO1 5DT



- TWO BEDROOMS
- TWO RECEPTION ROOMS
- CENTRAL PORTSMOUTH LOCATION
- UPSTAIRS BATHROOM
- EXTENDED KITCHEN
- IDEAL FIRST TIME BUY OR BUY-TO-LET

### LOUNGE

11'9" x 10'5" (3.6 x 3.2)

### DINING ROOM

11'9" x 10'9" (3.6 x 3.3)

### KITCHEN

7'2" x 12'1" (2.2 x 3.7)

### BATHROOM

4'11" x 7'2" (1.5 x 2.2)

### BEDROOM 1

13'1" x 10'5" (4.0 x 3.2)

### BEDROOM 2

6'2" x 10'2" (1.9 x 3.1)

### 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.

