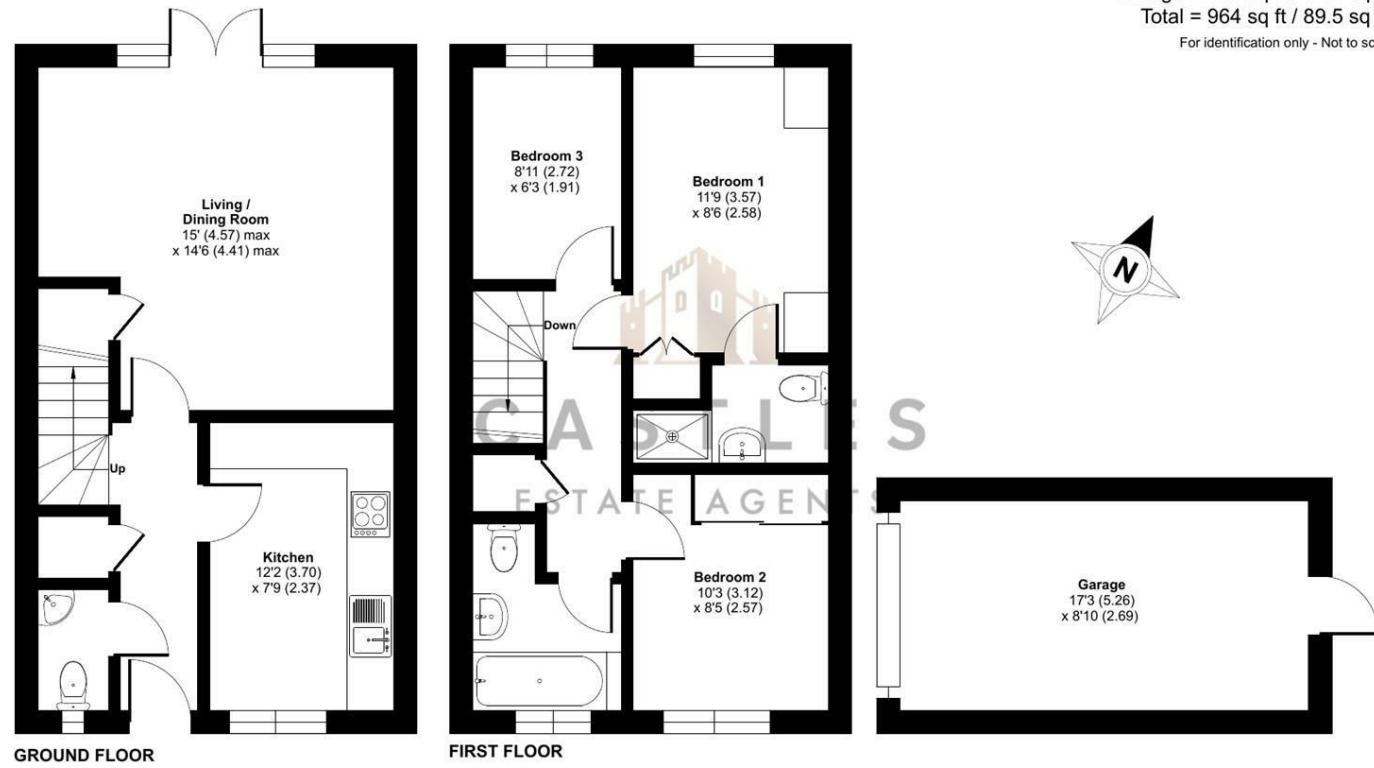


Floor Plan

Westfield Road, Portsmouth, PO6

Approximate Area = 812 sq ft / 75.4 sq m  
 Garage = 152 sq ft / 14.1 sq m  
 Total = 964 sq ft / 89.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Castles Estate Agents Hampshire Ltd. REF: 1456373



12 Westfield Road  
 Portsmouth, PO6 4RN

We are pleased to welcome to the market this three bedroom semi detached property with off road parking and garage in the popular location of Westfield Road.

The property is well presented throughout and the ground floor consists of an open plan lounge diner, modern fitted kitchen and a w/c.

The first floor consists of three bedrooms, the primary bedroom benefitting from an en-suite shower room. The family bathroom completes the first floor accommodation.

Externally the rear garden features paved areas and lawns with a shed and rear access to the garage and parking.

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

Asking price £340,000

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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(10 plus) A		
(81-91) B			(8-9) B		
(69-80) C			(6-7) C		
(55-68) D			(5-6) D		
(39-54) E			(3-4) E		
(21-38) F			(2-3) F		
(1-20) G			(1) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

02394318899

www.castlesstates.co.uk

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

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 12 Westfield Road

Portsmouth, PO6 4RN



- THREE BEDROOMS
- OFF ROAD PARKING
- QUIET CUL-DE-SAC LOCATION
- TWO BATHROOMS
- GARAGE
- PERFECT FIRST TIME BUY

## KITCHEN

12'1" x 7'6" (3.7 x 2.3)

## LIVING / DINING ROOM

14'9" x 14'5" (4.5 x 4.4)

## W/C

## BEDROOM ONE + EN-SUITE

11'5" x 8'2" (3.5 x 2.5)

## BEDROOM TWO

10'2" x 8'2" (3.1 x 2.5)

## BEDROOM THREE

8'10" x 6'2" (2.7 x 1.9)

## BATHROOM

## GARAGE

## 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.

## 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.

