

Floor Plan



**TOTAL FLOOR AREA : 821 sq.ft. (76.2 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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## 119 Hillsley Road Portsmouth, PO6 4LG

We are pleased to welcome to the market this three bedroom mid terrace property in Hillsley Road, Paulsgrove.

The property is well presented throughout and has recently been refurbished.

The ground floor consists of an entrance hallway, large lounge with sliding doors opening on to the rear garden. A modern fitted kitchen is open plan to the dining area.

Moving up to the first floor you have three bedrooms in total, two of which are generous double rooms with built in wardrobes. A modern fitted family bathroom completes the first floor accommodation.

Externally there is front and rear gardens. The rear is great size featuring side access, paved walkways, lawns and to the bottom there is a BBQ area with brick built shed for storage.

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

**£1,600 Per month**

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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (20 plus) <b>A</b>	
(85-91) <b>B</b>		(15-19) <b>B</b>	
(79-84) <b>C</b>		(10-14) <b>C</b>	
(73-78) <b>D</b>		(5-9) <b>D</b>	
(67-72) <b>E</b>		(0-4) <b>E</b>	
(62-66) <b>F</b>		(0-4) <b>F</b>	
(55-61) <b>G</b>		(0-4) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>71</b>	<b>86</b>		
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

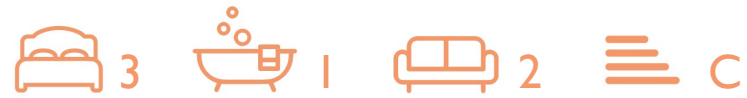
Directors: Charles Tuson & Gary Agar

Company Number: 12821075

VAT Number: 356389459

# 119 Hillsley Road

Portsmouth, PO6 4LG



- THREE BEDROOMS
- RECENTLY REFURBISHED
- MODERN BATHROOM
- SOUTH FACING GARDEN
- MODERN KITCHEN
- AVAILABLE NOW

**LOUNGE**  
14'1" x 11'1" (4.3 x 3.4)

**KITCHEN**  
8'6" x 9'2" (2.6 x 2.8)

**DINING ROOM**  
11'1" x 8'6" (3.4 x 2.6)

**BATHROOM**  
9'6" x 5'2" (2.9 x 1.6)

**BEDROOM 1**  
10'9" x 11'9" (3.3 x 3.6)

**BEDROOM 2**  
11'9" x 8'10" (3.6 x 2.7)

**BEDROOM 3**  
8'10" x 8'2" (2.7 x 2.5)

**Lettings Information**  
Holding Deposit (a maximum of 1 weeks rent): £369 based on Advertised Rental to reserve property.

Payable Deposit (a maximum of 5 weeks rent): £1846

Council Tax Band: B

EPC Rating: C

Right To Rent - Each applicant will be subject to the right to rent checks. This is a government requirement

since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

