

Floor Plan



TOTAL FLOOR AREA: 1021 sq.ft. (94.9 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.  
 Made with Metropix ©2025

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 (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (20-24) <b>A</b>	
(81-91) <b>B</b>		(25-29) <b>B</b>	
(69-80) <b>C</b>		(30-34) <b>C</b>	
(55-68) <b>D</b>		(35-39) <b>D</b>	
(39-54) <b>E</b>		(40-44) <b>E</b>	
(21-38) <b>F</b>		(45-49) <b>F</b>	
1-20 <b>G</b>		(50-54) <b>G</b>	
Not energy efficient - higher running costs	85	Not environmentally friendly - higher CO <sub>2</sub> emissions	70



## 14 Pitcroft Road Portsmouth, PO2 8BD

We are pleased to welcome to the market this three bedroom mid terrace bay and forecourt property located in Pitcroft Road, Portsmouth. The property is well presented throughout and the ground floor consists of two spacious reception rooms, a modern fitted kitchen and bathroom at the rear.

Moving upstairs there are three generous size bedrooms.

Externally there is a bay and forecourt to the front of the property and the rear garden is made up of astro turf areas, decked seating area and paved walkways. The rear garden is South facing so lots of sunshine throughout the day.

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

**£1,600 Per month**

Directors: Charles Tuson & Gary Agar  
 Company Number: 12821075  
 VAT Number: 356389459

02394318899

www.castlesstates.co.uk

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

# 14 Pitcroft Road

Portsmouth, PO2 8BD



- TWO LARGE RECEPTION ROOMS
- MODERN BATHROOM
- THREE GOOD SIZE BEDROOMS
- GOOD ACCESS ROUTES
- MODERN KITCHEN
- LANDSCAPED SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS
- WELL PRESENTED THROUGHOUT

**LOUNGE**  
11'1" x 14'5" (3.4 x 4.4)

**DINING ROOM**  
11'5" x 11'9" (3.5 x 3.6)

**KITCHEN**  
9'2" x 8'10" (2.8 x 2.7)

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

**BEDROOM 1**  
14'1" x 11'9" (4.3 x 3.6)

**BEDROOM 2**  
11'5" x 12'1" (3.5 x 3.7)

**BEDROOM 3**  
8'10" x 9'6" (2.7 x 2.9)

**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.

