

**Offers in Region of
£415,000**
11 Castle Road
Southsea, PO5 3DE

SEMI-DETACHED HOME IN SOUGHT-AFTER ROAD WITH NO FORWARD CHAIN! This semi-detached home is situated in arguably one of Southsea's most well-known and desirable streets. The vibrant Castle Road offers a wonderful collection of independent shops, restaurants and leads straight onto Southsea Common, which makes this a lovely opportunity for someone looking to enjoy all Southsea has to offer. The internal accommodation briefly comprises; entrance hall, lovely modern fitted kitchen and a spacious living room. Three generously sized bedrooms and a bathroom suite occupy the first floor. To the rear of the home, there is low maintenance rear garden with rear pedestrian access and a personal door to the outbuilding which was previously used as a garage and currently utilised as an office space. Offered to the market with no forward chain, gas central heating and double glazing, we would highly recommend an internal viewing to appreciate the location and home.

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FORECOURT Paved forecourt, composite front door, metal gate.

HALLWAY Stairs to first floor landing, storage cupboard, doors to all rooms.

KITCHEN 9' 7" x 9' 10" (2.94m x 3.02m) Lovely fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, one and a half bowl sink and drainer unit, double oven and gas hob, integral appliances include: dishwasher, washing machine, tumble dryer and fridge/freezer, cupboard housing wall mounted combination boiler, tiled to principal areas and vinyl flooring, double glazed window to front elevation.

CLOAKROOM Close coupled WC, wall mounted wash basin, tiled to principal areas.

LOUNGE 10' 0" x 16' 2" (3.06m x 4.95m) Double glazed window to rear elevation, double doors to garden, radiator, feature fireplace.

FIRST FLOOR LANDING Doors to all rooms.

BATHROOM 4' 9" x 5' 9" (1.47m x 1.77m) Panel enclosed bath with central tap, thermostatic shower with over-sized shower head and glass shower screen, close coupled WC, wall mounted wash basin, tiled to principal areas and tiled flooring, obscure double glazed window to front elevation.

BEDROOM TWO 9' 7" x 9' 11" (2.94m x 3.03m) Double glazed window to front elevation, carpeted, radiator.

BEDROOM ONE 13' 1" x 9' 11" (3.99m x 3.03m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM THREE 9' 10" x 5' 11" (3.01m x 1.82m) Double glazed window to rear elevation, carpeted, radiator, loft access with pull down ladder to loft room.

LOFT ROOM 15' 8" x 12' 5" (4.80m x 3.80m) Skylight window.

GARDEN Laid to paving with rear pedestrian access, enclosed by brick walls and wooden fencing, personal door to:-

OUTBUILDING 7' 3" x 12' 3" (2.21m x 3.74m) Personal door to rear access, solid wood flooring, electric feature fireplace.



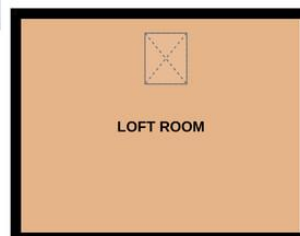
GROUND FLOOR



FIRST FLOOR



LOFT ROOM



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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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