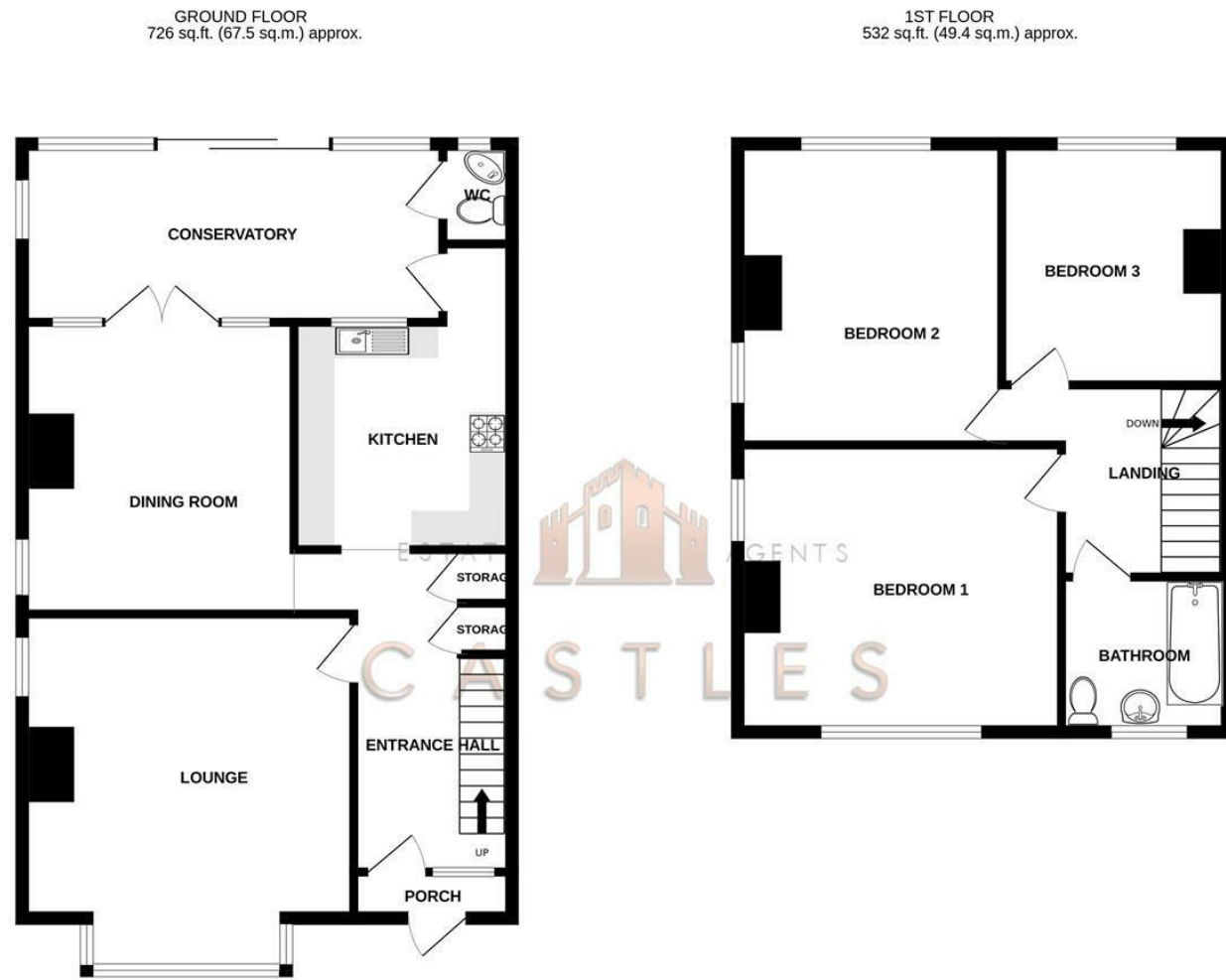


Floor Plan



TOTAL FLOOR AREA: 1258 sq.ft. (116.9 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.
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8 Station Road
 Portsmouth, PO6 1PH

We are pleased to welcome to the market this three bedrooms semi detached property with off road parking for four cars in the popular Drayton location of Station Road.

The property is well presented throughout and the ground floor consists of an entrance hallway, generous lounge room to the front with bay window, second reception room in the centre of the home with modern fitted kitchen and conservatory to the rear housing a downstairs w/c.

Moving upstairs there are three double bedrooms and a modern family bathroom.

Externally to the rear there is a large west facing garden which consists of lawns, raised decked seating areas, paved patios and raised flower beds. At the bottom of the garden there is a garage and paved seating area. You have side access out to the front and side driveway which has the capability of parking 4 vehicles comfortably off road.

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

Asking price £440,000

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91)		Very environmentally friendly - lower CO ₂ emissions (20 plus) A (10-20)	
B (69-80)		B (10-20)	
C (55-68)		C (10-20)	
D (39-54)		D (10-20)	
E (21-38)		E (10-20)	
F (1-20)		F (10-20)	
G (1-20)		G (10-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

England & Wales

8 Station Road

Portsmouth, PO6 1PH



- THREE BEDROOMS
- OFF ROAD PARKING X 4 CARS
- DRAYTON LOCATION
- CLOSE TO LOCAL SHOPS
- SEMI DETACHED
- LARGE WEST FACING GARDEN
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND

LOUNGE

14'5" x 15'5" (4.4 x 4.7)

DINING ROOM

11'9" x 13'1" (3.6 x 4.0)

KITCHEN

9'6" x 9'10" (2.9 x 3.0)

CONSERVATORY

18'4" x 7'6" (5.6 x 2.3)

W/C

BATHROOM

7'2" x 6'6" (2.2 x 2.0)

BEDROOM 1

14'1" x 12'5" (4.3 x 3.8)

BEDROOM 2

11'5" x 13'1" (3.5 x 4.0)

BEDROOM 3

9'6" x 10'5" (2.9 x 3.2)

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.

