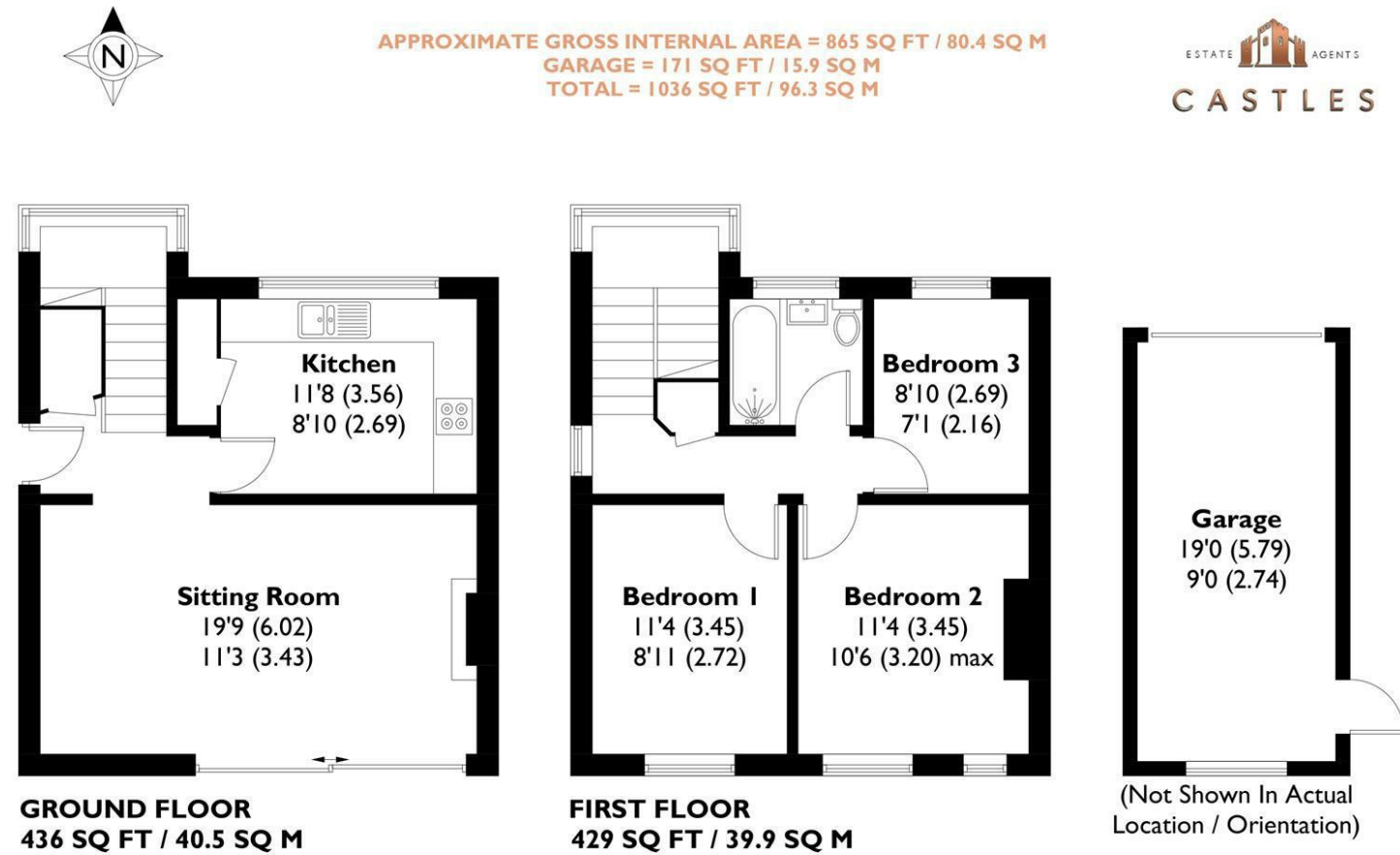
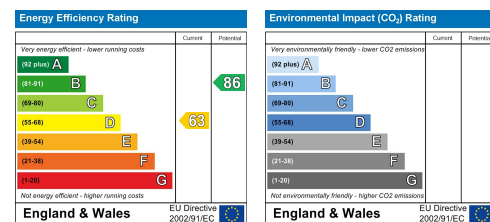


Floor Plan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID988417)
 Produced for Castles Estate Agents

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.



30 Chalkridge Road Portsmouth, PO6 2BE

We are pleased to welcome to the market this well presented three bedroom semi detached property with off road parking and garage located on a corner plot in Chalkridge Road, Drayton.

The property is well presented throughout and the ground floor is comprised of an open plan lounge diner to the rear of the home with sliding doors that open up on to the South facing garden. There is a kitchen to the front with plenty of cupboard space and all white goods housed along with pleasant views out over the front garden.

Moving upstairs there are three bedrooms in total all of which are capable of a double bed. The two bedrooms to the front of the property offer great views over the solent. A modern family bathroom completes the first floor accommodation. There is access to the loft via a ladder which is insulated and part boarded.

Externally the property has a garage to the rear with driveway and there is access into the side of the garage via a door from the garden. There is also side access via a gate and a brick built shed for storage along with access into the front gardens.

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

Asking price £350,000

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

30 Chalkridge Road

Portsmouth, PO6 2BE



- THREE BEDROOMS
- OFF ROAD PARKING
- SOLENT VIEWS
- NEW BOILER & RADIATORS
- SEMI DETACHED
- CORNER PLOT
- SOUTH FACING GARDEN
- DRAYTON HILL SLOPES LOCATION

LOUNGE/DINER

19'8" x 11'1" (6.0 x 3.4)

KITCHEN

11'5" x 8'6" (3.5 x 2.6)

BEDROOM ONE

11'1" x 8'10" (3.4 x 2.7)

BEDROOM TWO

11'1" x 10'5" (3.4 x 3.2)

BEDROOM THREE

8'6" x 6'10" (2.6 x 2.1)

BATHROOM

GARAGE

18'8" x 8'10" (5.7 x 2.7)

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.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

