

Floor Plan



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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**2 Paddock Walk**  
**Portsmouth, PO6 4SD**

We are pleased to welcome to the market this two bedroom end of terrace property located in Paddock Walk.

The property is a stones throw away from the waterfront and Port Solent Marina and has been modernised to an exceptional standard.

The ground floor consists of an entrance porch, spacious lounge room to the front of the home with a modern fitted kitchen across the rear opening into the garden space.

Moving upstairs there are two double bedrooms and a new family bathroom.

Externally the property is situated on a footpath accessible via Farmlea Road. You can walk down also onto Southampton Road to the waterfront.

This property would be perfect for any first time buyers looking to get onto the ladder.

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

**Offers over £260,000**

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 firms 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> (81-91)		Very environmentally friendly - lower CO <sub>2</sub> emissions (10 plus) <b>A</b> (11-15)	
(69-80) <b>B</b>		(69-80) <b>B</b>	
(55-68) <b>C</b>		(55-68) <b>C</b>	
(39-54) <b>D</b>		(39-54) <b>D</b>	
(21-38) <b>E</b>		(21-38) <b>E</b>	
(1-20) <b>F</b>		(1-20) <b>F</b>	
Not energy efficient - higher running costs (1-10) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions (1-10) <b>G</b>	
<b>86</b>	<b>65</b>		

England & Wales EU Directive 2002/91/EC

DIRECTORS

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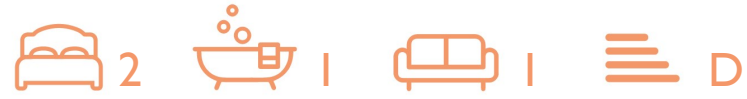


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## 2 Paddock Walk

Portsmouth, PO6 4SD



- END OF TERRACE
- TWO BEDROOMS
- NEW BATHROOM
- CLOSE TO WATERFRONT
- MODERNISED THROUGHOUT
- NEW KITCHEN
- CLOSE TO LOCAL SHOPS
- SHORT WALK TO PORT SOLENT

### LOUNGE

13'9" x 13'1" (4.2 x 4.0)

### KITCHEN/DINER

13'9" x 9'10" (4.2 x 3.0)

### BATHROOM

5'2" x 7'2" (1.6 x 2.2)

### BEDROOM 1

13'9" x 10'5" (4.2 x 3.2)

### BEDROOM 2

8'2" x 10'2" (2.5 x 3.1)

### 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. 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.

