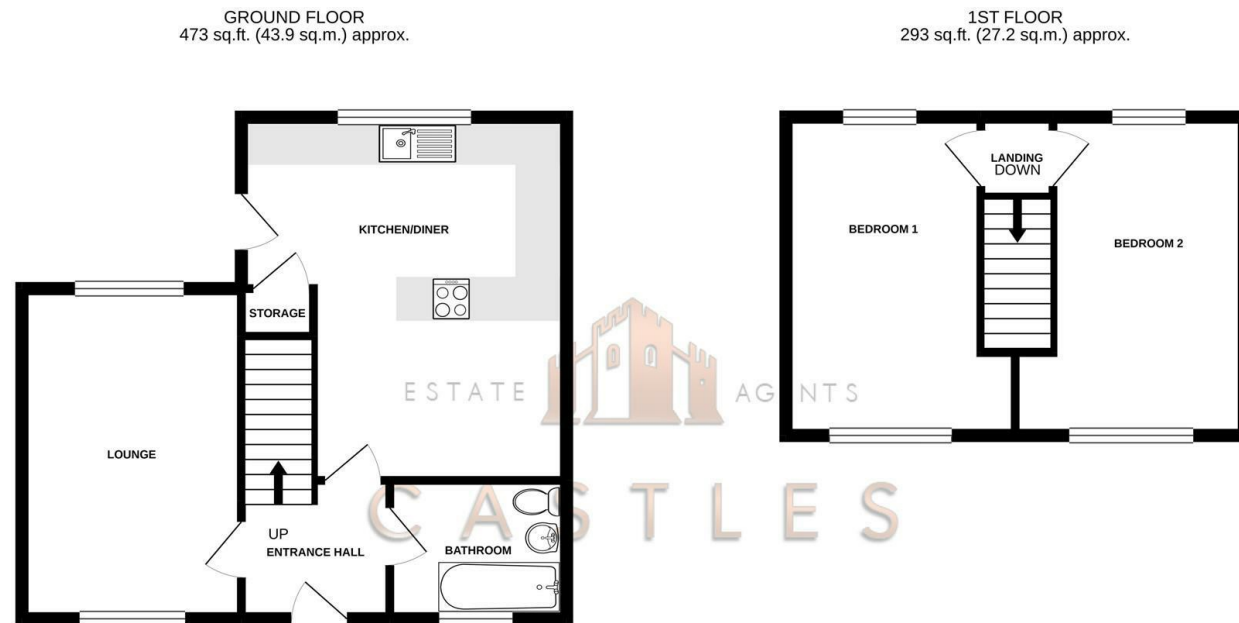


Floor Plan



TOTAL FLOOR AREA: 766 sq.ft. (71.2 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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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		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(10 plus) A	
(81-91) B		(10-15) B	
(69-80) C		(16-19) C	
(55-68) D		(20-24) D	
(39-54) E		(25-29) E	
(21-38) F		(30-34) F	
(1-20) G		(35-39) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

8 Norwich Road
Portsmouth, PO6 3SE

Castles are pleased to welcome to the market this well presented two bedroom mid terrace house with off road parking located in Norwich Road, Paulsgrove.

This property features a fair sized lounge, a brand new open plan kitchen diner, bathroom and two large double bedrooms. Externally there off road parking to the front of the property and a large south facing garden to the rear. The kitchen is new and is from Wren Kitchens featuring an integrated washing machine.

This home would make a great first time buy for someone looking to get their foot onto the ladder.

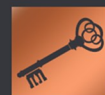
For any investors our their looking to add to their buy to let portfolio this property would make an excellent rental with it being so close to QA Hospital there will be lots of doctors/nurses looking to rent nearby. Expected rental income would be circa £800-£900PCM.

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

Offers over £220,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

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8 Norwich Road

Portsmouth, PO6 3SE



- TWO DOUBLE BEDROOMS
- BRAND NEW KITCHEN
- PERFECT FIRST TIME BUY
- CLOSE TO LOCAL SHOPS
- QUIET ROAD
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- CLOSE TO QA HOSPITAL
- TRANSPORT LINKS NEARBY
- IDEAL BUY TO LET TO RENT TO DOCTORS/NURSES

LOUNGE
14'9" x 9'10" (4.5 x 3.0)

KITCHEN/DINER
17'0" x 11'1" (5.2 x 3.4)

BATHROOM
5'6" x 5'10" (1.7 x 1.8)

BEDROOM ONE
14'5" x 10'2" (4.4 x 3.1)

BEDROOM TWO
14'1" x 9'10" (4.3 x 3)

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.

