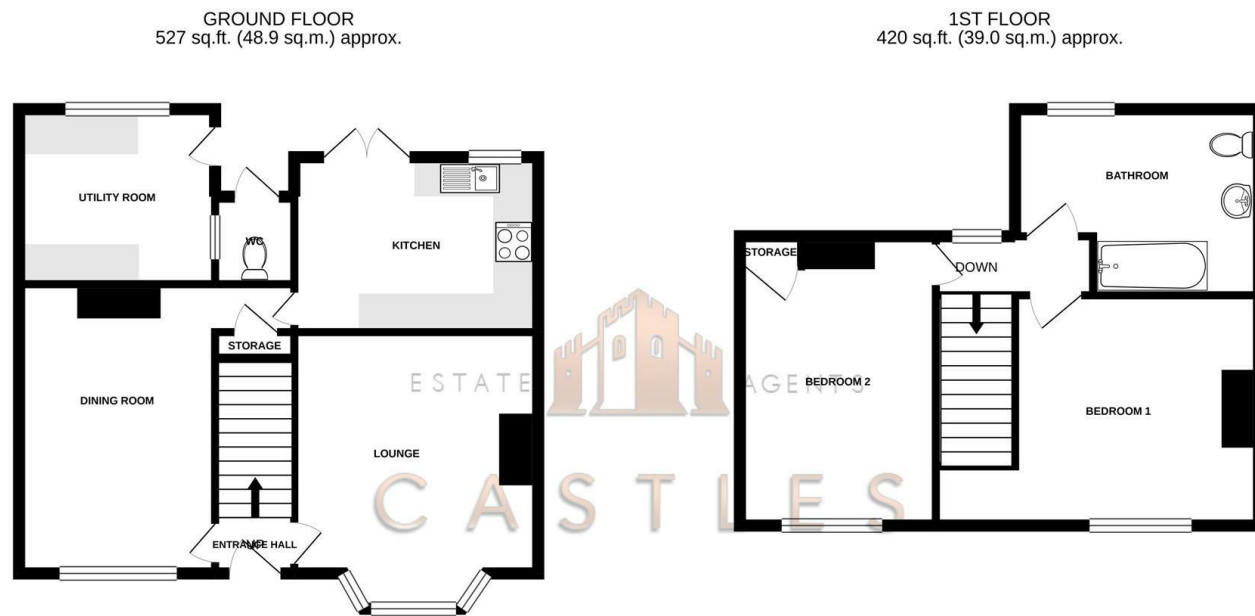


Floor Plan



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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**106 Folkestone Road**  
**Portsmouth, PO3 6LR**

Castles are pleased to welcome to the market this large two bedroom property in the popular location of Baffins, Portsmouth.

This property used to be a three bedroom home but the third bedroom has now been changed into what is now a large family bathroom. So this home now consists of two reception rooms with a kitchen that opens on to the garden via double doors. From the garden there is access to a utility and a downstairs w/c. There is potential to extend and bring all of this internal.

Moving upstairs there are the two double bedrooms and family bathroom.

This property has a lot of character and curb appeal with it having a larger than usual frontage along with its garden being a great size and much bigger than usual for this road.

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

**Asking price £240,000**

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	86		
	54		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 106 Folkestone Road

Portsmouth, PO3 6LR



- FOLKESTONE ROAD
- LARGE TWO BEDROOM
- SPACIOUS GARDEN
- WELL PRESENTED
- BAFFINS LOCATION
- UPSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- DOUBLE DOORS TO GARDEN

**LOUNGE**  
13'5" x 11'9" (4.1 x 3.6)

**DINING ROOM**  
14'1" x 9'6" (4.3 x 2.9)

**KITCHEN**  
8'6" x 11'9" (2.6 x 3.6)

**UTILITY**  
8'6" x 9'6" (2.6 x 2.9)

**W/C**  
2'3" x 4'3" (0.7 x 1.3)

**BEDROOM ONE**  
10'5" x 10'9" (3.2 x 3.3)

**BEDROOM TWO**  
14'1" x 9'6" (4.3 x 2.9)

**BATHROOM**  
11'9" x 7'6" (3.6 x 2.3)

**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.

