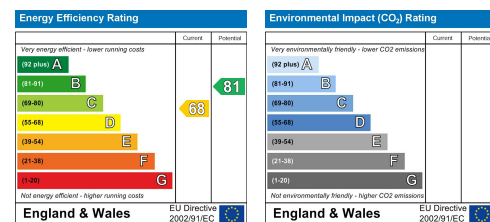


Floor Plan



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.



9 Copythorn Road
Portsmouth, PO2 0EB

We are pleased to welcome to the market this fully refurbished three bedroom property in the popular location of Copythorn Road, Portsmouth.

The ground floor consists of an entrance hallway, large lounge room to the front, brand new kitchen in the centre with a dining room, conservatory and downstairs w/c to the rear of the property.

The first floor consists of a brand new bathroom and three double bedrooms.

There is new flooring throughout the home and a new combination boiler has been installed.

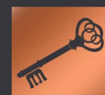
Externally the property has a brick built summer house to the rear of the garden and a bay and forecourt to the front.

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

Offers over £275,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

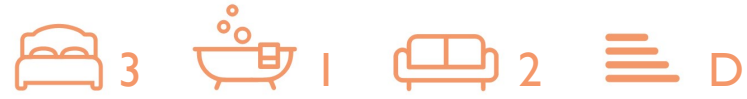


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9 Copythorn Road

Portsmouth, PO2 0EB



- FULLY REFURBISHED
- NEW BATHROOM
- NEW FLOORING THROUGHOUT
- SUMMER HOUSE
- THREE DOUBLE BEDROOMS
- NEW KITCHEN
- NEW BOILER
- CENTRAL LOCATION

ENTRANCE HALL
21'7" x 2'7" (6.6 x 0.8)

LOUNGE
15'5" x 9'10" (4.7 x 3.0)

KITCHEN
9'6" x 7'6" (2.9 x 2.3)

DINING ROOM
17'4" x 8'10" (5.3 x 2.7)

CONSERVATORY
8'2" x 6'10" (2.5 x 2.1)

DOWNSTAIRS W/C
4'3" x 2'7" (1.3 x 0.8)

BEDROOM ONE
13'1" x 12'1" (4.0 x 3.7)

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

BEDROOM THREE
9'10" x 7'10" (3.0 x 2.4)

BATHROOM
6'6" x 5'6" (2.0 x 1.7)

SUMMER HOUSE
13'5" x 5'10" (4.1 x 1.8)

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.

