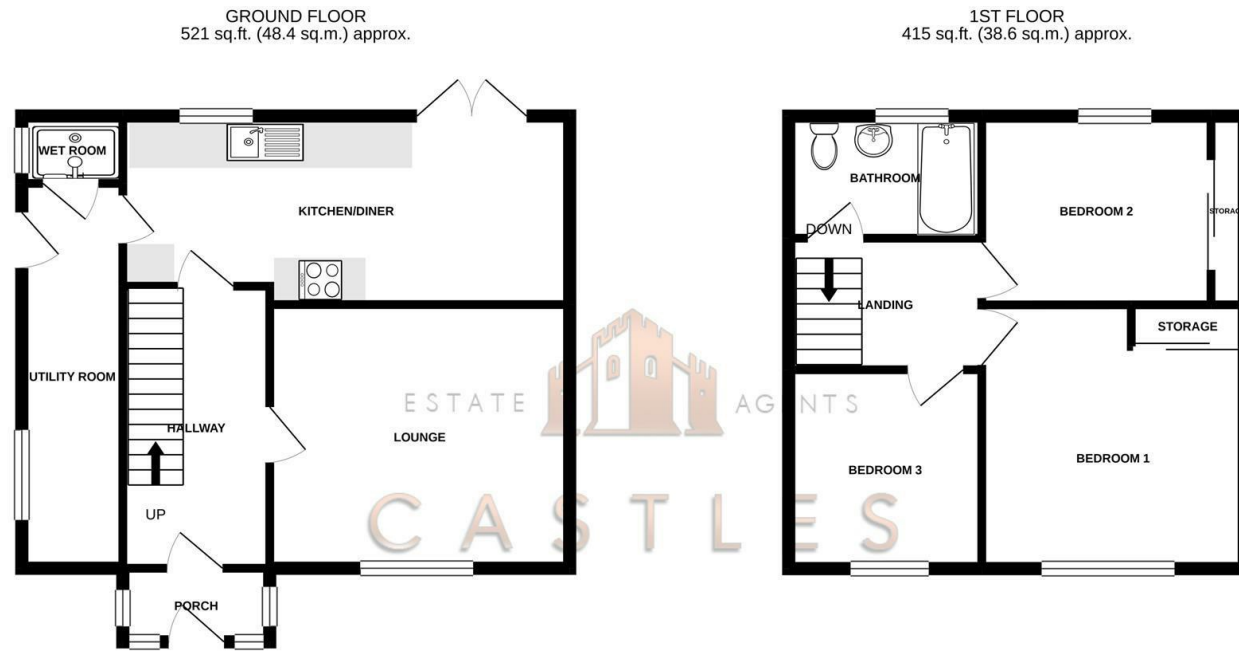


Floor Plan



TOTAL FLOOR AREA: 936 sq.ft. (87.0 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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**61 Falmouth Road
Portsmouth, PO6 4JR**

Castles are pleased to welcome to the market this immaculate three bedroom semi detached property located in Falmouth Road, Paulsgrove.

This home is ready to be moved straight into with no work needed at all. Featuring a new kitchen and new bathroom, fair sized lounge, utility room, shower room and three bedrooms.

Externally the property has a great rear garden space which is all landscaped and features a summer house. It is south west facing so plenty of sunshine throughout the day.

This property would make an ideal purchase for a first time buyer looking to get their foot on to the ladder.

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

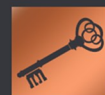
Asking price £240,000

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 ₂) Rating	
Current	Potential	Current	Potential
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

61 Falmouth Road

Portsmouth, PO6 4JR



- END OF TERRACE
- TWO BATHROOMS
- WELL PRESENTED THROUGHOUT
- SUMMER HOUSE
- THREE BEDROOMS
- NEW KITCHEN
- SOUTH FACING GARDEN
- IDEAL FIRST TIME BUY

ENTRANCE HALLWAY
6'6" x 12'5" (2.0 x 3.8)

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

KITCHEN DINER
20'11" x 8'6" (6.4 x 2.6)

UTILITY ROOM
17'4" x 4'3" (5.3 x 1.3)

SHOWER ROOM
4'3" x 2'11" (1.3 x 0.9)

BEDROOM ONE
11'9" x 11'5" (3.6 x 3.5)

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

BEDROOM THREE
8'10" x 8'6" (2.7 x 2.6)

BATHROOM
6'10" x 5'6" (2.1 x 1.7)

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.

