

Floor Plan



**76 Farmlea Road**  
**Portsmouth, PO6 4SG**

Castles are pleased to welcome to the market this three bedroom mid terrace property with garage located in Farmlea Road, Portsmouth.

This home consists of an open plan lounge diner and kitchen on the ground floor. Upstairs there are three bedrooms and a family bathroom. The main bedroom has views over the solent to Port Solent and the Spinnaker Tower.

The property has also just had a brand new Worcester combi boiler fitted with all new radiators throughout.

Externally there is a fair sized low maintenance garden with rear access and a garage behind.

The home is close to local shops and Port Solents many bars and restaurants.

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

**Offers over £250,000**

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		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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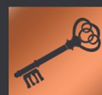


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# 76 Farmlea Road

Portsmouth, PO6 4SG



- THREE BEDROOMS
- VIEWS OF THE SOLENT
- OPEN PLAN LOUNGE DINER
- PERFECT FIRST TIME BUY
- GARAGE AT REAR
- BRAND NEW COMBI BOILER
- LOW MAINTENANCE GARDEN
- ALL NEW RADIATORS

**ENTRANCE HALL**  
9'10" x 4'11" (3.0 x 1.5)

**LOUNGE**  
15'5" x 12'9" (4.7 x 3.9)

**DINING ROOM**  
9'10" x 7'2" (3.0 x 2.2)

**KITCHEN**  
8'2" x 7'10" (2.5 x 2.4)

**BEDROOM ONE**  
14'1" x 8'10" (4.3 x 2.7)

**BEDROOM TWO**  
9'2" x 8'10" (2.8 x 2.7)

**BEDROOM THREE**  
9'6" x 6'6" (2.9 x 2.0)

**BATHROOM**  
6'6" x 5'10" (2.0 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.

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