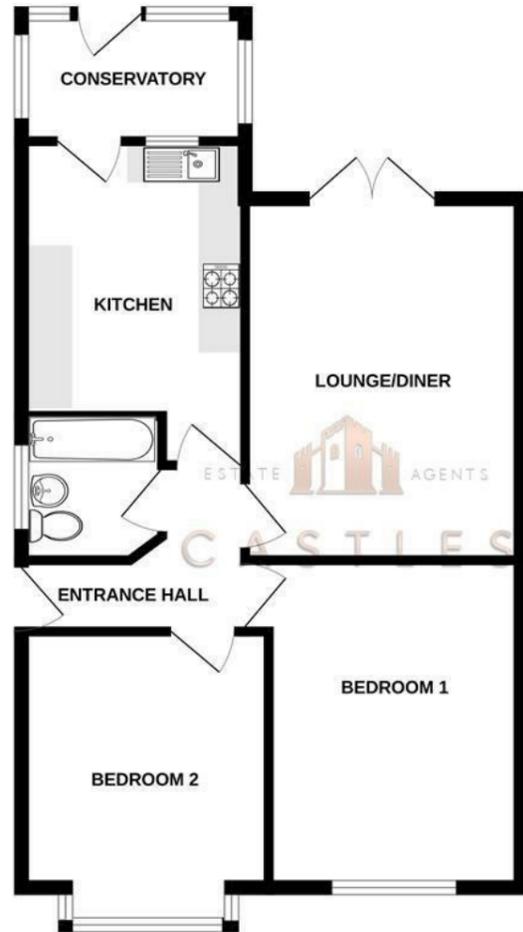


Floor Plan

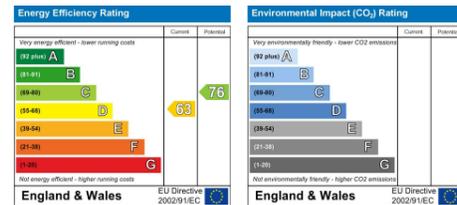
GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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.



## 137 Newbolt Road Portsmouth, PO6 4NS

We are pleased to welcome to the rental market this two bedroom semi detached bungalow with garage to the rear located in Newbolt Road.

The property is well presented throughout and consists of two bedrooms, generous lounge room with french doors opening onto the decked area and garden. There is a modern bathroom and modern kitchen with access into a lean to.

The property is close to local shops of Leith Avenue and a short walk away from Portchester train station.

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

**£1,300 Per month**

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 137 Newbolt Road

Portsmouth, PO6 4NS



- TWO BEDROOMS
- BUNGALOW
- SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS
- SEMI DETACHED
- GARAGE AT REAR
- MODERN KITCHEN
- AVAILABLE NOW

**LOUNGE**  
9'10" x 14'1" (3.0 x 4.3)

**KITCHEN**  
8'6" x 12'9" (2.6 x 3.9)

**BEDROOM ONE**  
9'10" x 12'9" (3.0 x 3.9)

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

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

**LEAN TO**  
9'10" x 4'11" (3.0 x 1.5)

### Lettings Information

Holding Deposit (a maximum of 1 weeks rent): £300 based on Advertised Rental to reserve property.

Minimum Rental Term of Six Months

Payable Deposit (a maximum of 5 weeks rent): £1500

Council Tax Band: C

EPC Rating: D

Right To Rent - Each applicant will be subject to the right to rent checks.

This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

