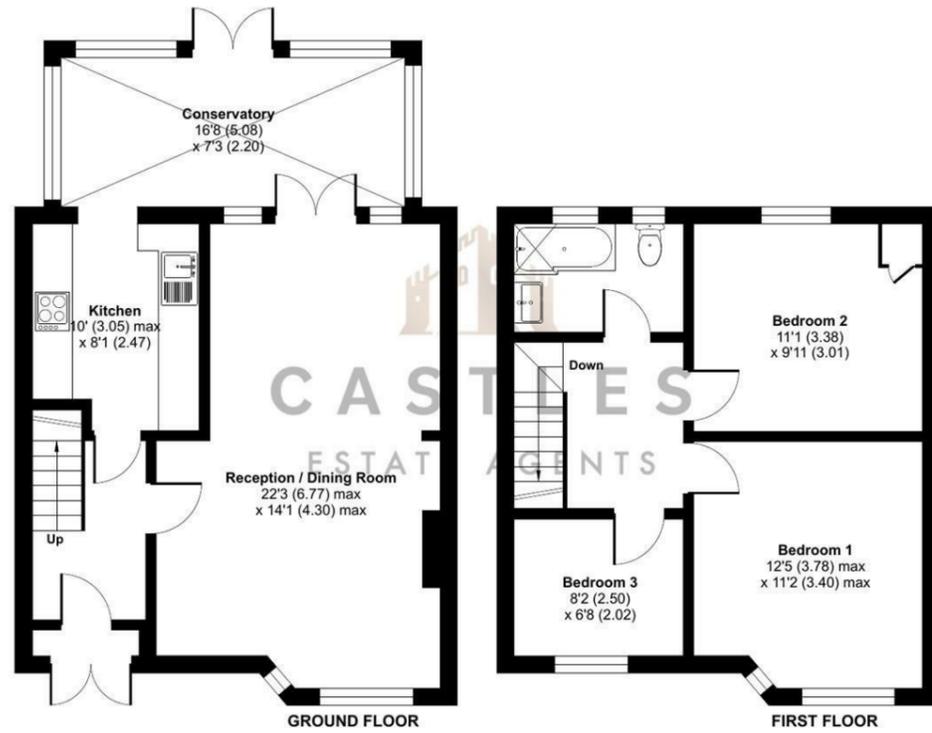


Floor Plan

Waterworks Road, Farlington, Portsmouth, PO6

Approximate Area = 986 sq ft / 91.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Castles Estate Agents Hampshire Ltd. REF: 1346657



55 Waterworks Road
Portsmouth, PO6 INH

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking in Waterworks Road, Farlington. This property is being sold with No Forward Chain.

The property is well presented throughout and the ground floor consists of a large open plan lounge diner, modern fitted kitchen and conservatory across the rear which is accessible from both the lounge and the kitchen.

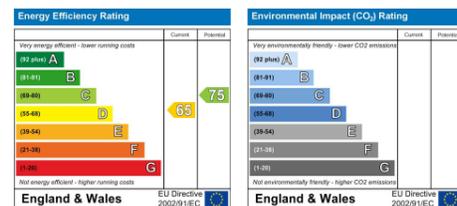
Moving upstairs there are three bedrooms and a modern family bathroom.

Externally the property benefits from a driveway and garden space to the front. The rear garden is comprised of patio areas, flower beds, astro turf and raised koi pond and patio at the bottom.

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

Offers over £350,000

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.



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Company Number: 12821075

VAT Number: 356389459

55 Waterworks Road

Portsmouth, PO6 1NH



- THREE BEDROOMS
- MODERN KITCHEN
- LARGE CONSERVATORY
- OFF ROAD PARKING
- NO FORWARD CHAIN
- CLOSE TO LOCAL SHOPS

RECEPTION ROOM / DINING

21'11" x 14'1" (6.7 x 4.3)

KITCHEN

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

CONSERVATORY

16'4" x 7'2" (5.0 x 2.2)

BEDROOM ONE

12'1" x 11'1" (3.7 x 3.4)

BEDROOM TWO

10'9" x 9'10" (3.3 x 3.0)

BATHROOM

BEDROOM THREE

8'2" x 6'6" (2.5 x 2.0)

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.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money

laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

