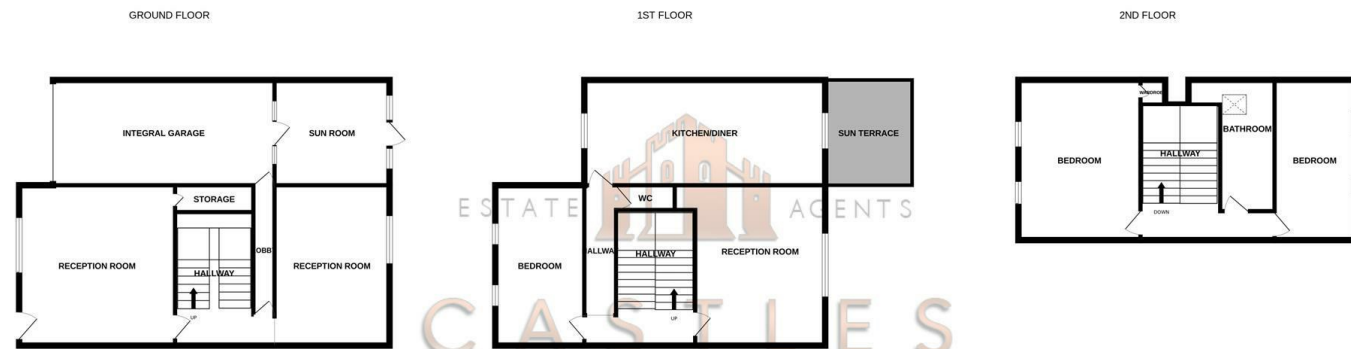


Floor Plan



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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12 Steerforth Close  
Portsmouth, PO2 7HE

We are pleased to welcome to the market this four bedroom town house with garage and off road parking located in Steerforth Close, Portsmouth.

This property offers a range of versatile accommodation over spread over three floors.

The ground floor offers the first reception room as either a Sitting Room or Lounge, leading to a hallway which offers stairs to the first floor, an internal corridor leading to the integral garage which also has the benefit of a storage/sun room which leads onto the rear garden. In addition to this there is a further reception room or it has potential to be used as a fourth bedroom, which also has access to the rear garden.

The first floor consists of a double bedroom, a 17ft kitchen/diner, a 14ft reception room and a separate WC. The top floor comprises two double bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing, the potential to have a roof terrace and west-facing rear garden. In addition to this the home has an integral 18ft garage, with remote censored up and over door the property also boasts two driveways each providing off-road parking for comfortably four vehicles.

This property demands an internal inspection to appreciate the accommodations which is on offer. For more information or to arrange a viewing please call Castles today.

Offers over £300,000

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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# 12 Steerforth Close

Portsmouth, PO2 7HE



- TOWNHOUSE
- GARAGE
- MODERN BATHROOM
- PORTSMOUTH LOCATION
- OFF ROAD PARKING FOR 4 CARS
- FOUR BEDROOMS
- SUN TERRACE
- GOOD MOTORWAY ACCESS

### RECEPTION ROOM 1

12'9" x 13'9" (3.9 x 4.2)

### RECEPTION ROOM 2

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

### INTEGRAL GARAGE

17'8" x 10'9" (5.4 x 3.3)

### SUN ROOM

10'9" x 9'2" (3.3 x 2.8)

### RECEPTION ROOM 3

14'5" x 12'5" (4.4 x 3.8)

### KITCHEN/DINER

17'8" x 10'5" (5.4 x 3.2)

### BEDROOM 1

10'2" x 12'5" (3.1 x 3.8)

### BEDROOM 2

7'6" x (2.3 x )

### BEDROOM 3

8'6" x 12'5" (2.6 x 3.8)

### BATHROOM

7'10" x 9'2" (2.4 x 2.8)

### 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. 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.

