


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Planned		Current	Planned	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2009/10/EC			England & Wales	EU Directive 2009/10/EC	



We are pleased to welcome to the market this charming four bedroom semi detached family home with garage in the popular Portsmouth location of Amberley Road.

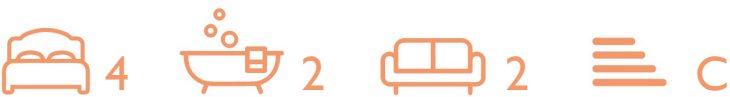
Moving up to the first floor there are three bedrooms, two of which a generous double rooms with high ceilings and built in wardrobes. A modern four piece family bathroom completes this levels accommodation. Up on the second floor into the loft conversion there is a primary bedroom suite with access to a dressing room/office space and adjoining shower room.

Externally there is double bay and forecourt to the front of the property, shared driveway and garage to the side and the rear garden is landscaped and South facing so plenty of sunshine throughout the day.

For more information or to arrange a viewing on this exceptional Portsmouth home please call Castles today.

Offers in excess of £435,000

88 Amberley Road
Portsmouth, PO2 0TQ



- FOUR BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- GARAGE
- SEMI DETACHED
- IMMACULATE HOME
- SOUTH FACING GARDEN
- LARGE FAMILY HOME

- LIVING ROOM**
14'9" x 12'9" (4.5 x 3.9)

DINING ROOM
15'5" x 12'9" (4.7 x 3.9)

KITCHEN
14'5" x 8'2" (4.4 x 2.5)

UTILITY & W/C
5'2" x 4'3" (1.6 x 1.3)

CONSERVATORY
9'10" x 9'6" (3.0 x 2.9)

BEDROOM ONE
14'5" x 12'1" (4.4 x 3.7)

BEDROOM TWO
12'5" x 12'1" (3.8 x 3.7)

BEDROOM THREE
8'6" x 7'2" (2.6 x 2.2)

BATHROOM
- BEDROOM FOUR**
17'8" x 11'9" (5.4 x 3.6)

Walk in Wardrobe/Office
9'2" x 7'6" (2.8 x 2.3)

EN-SUITE SHOWER ROOM

GARAGE
16'8" x 7'6" (5.1 x 2.3)

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.

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.

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.

