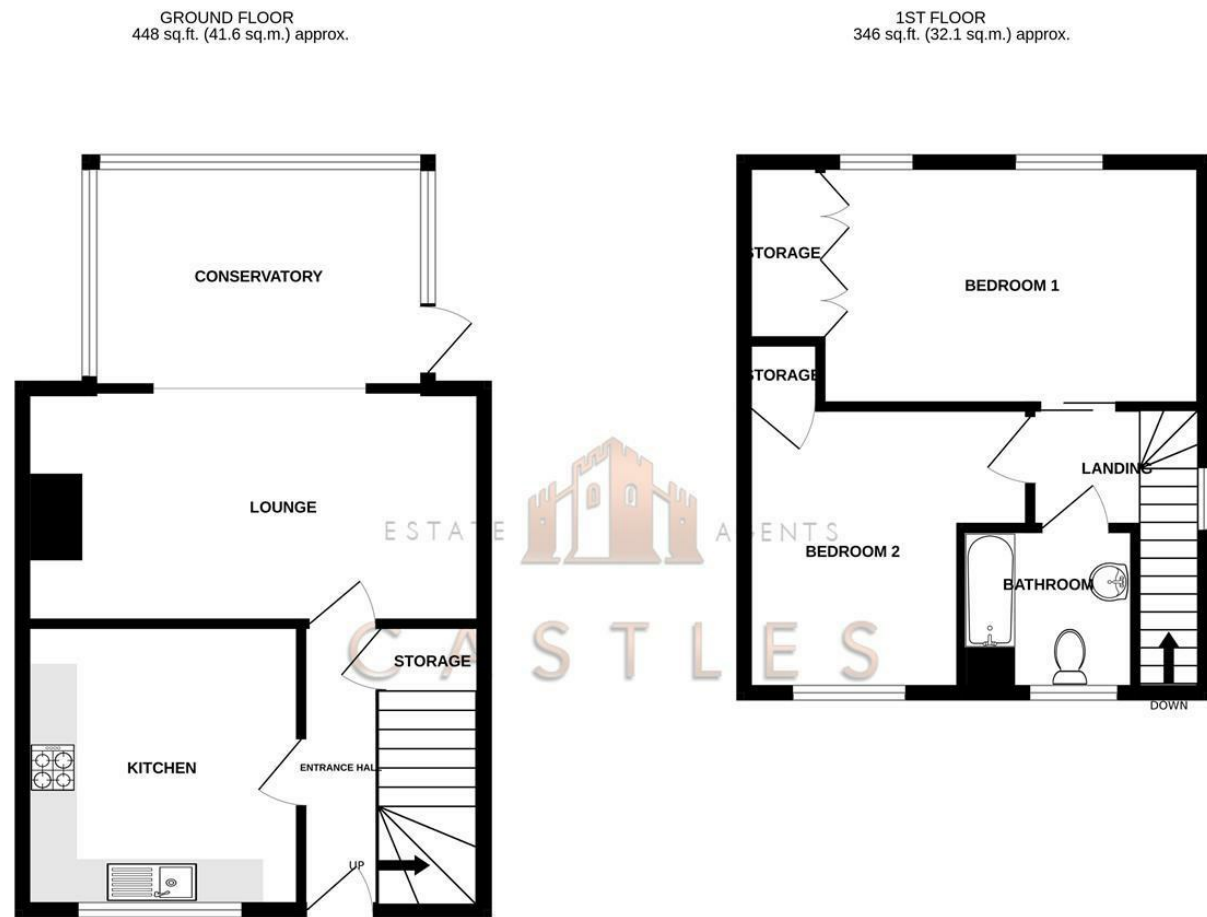


Floor Plan



TOTAL FLOOR AREA : 794 sq.ft. (73.7 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.  
Made with Metropix ©2023



**62 Almondsbury Road**  
**Portsmouth, PO6 4NG**

We are pleased to welcome to the market this two bedroom end of terrace property located in Almondsbury Road, Paulsgrove.

The property is well presented throughout and the ground floor consists of a generous size modern fitted kitchen with a spacious open plan lounge diner which blends into the conservatory space.

Moving upstairs there are two bedrooms, both of which are fair sized doubles and a family bathroom.

Externally the property features a south facing garden with two outbuildings. One is a summer house and the other is being utilised as a gym.

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

**Offers in excess of £225,000**

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	
(92 plus) <b>A</b>		(10 plus) <b>A</b>	
(81-91) <b>B</b>		(11-15) <b>B</b>	
(69-80) <b>C</b>		(16-20) <b>C</b>	
(55-68) <b>D</b>		(21-25) <b>D</b>	
(39-54) <b>E</b>		(26-30) <b>E</b>	
(21-38) <b>F</b>		(31-35) <b>F</b>	
(1-20) <b>G</b>		(36-40) <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

1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK  
GARY@CASTLESTATES.CO.UK  
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



# 62 Almondsbury Road

Portsmouth, PO6 4NG



- END OF TERRACE
- LARGE CONSERVATORY
- SUMMER HOUSE & GYM
- SOUTH FACING GARDEN
- TWO BEDROOMS
- OPEN PLAN LIVING
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL SHOPS

### KITCHEN

10'5" x 10'9" (3.2 x 3.3)

### LOUNGE

17'4" x 8'10" (5.3 x 2.7)

### CONSERVATORY

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

### BATHROOM

5'2" x 6'2" (1.6 x 1.9)

### BEDROOM 1

17'0" x 9'2" (5.2 x 2.8)

### BEDROOM 2

10'9" x 8'2" x 10'9" (3.3 x 2.5 x 3.3)

### 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.

### 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.

