

Floor Plan

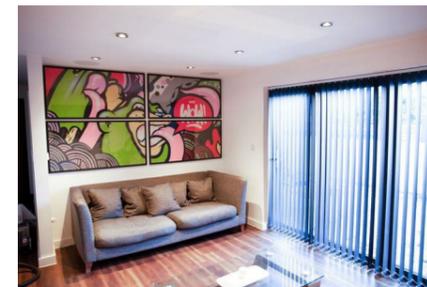
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(21 plus) A	
(81-91) B		(19-20) B	
(69-80) C	74	(16-18) C	76
(55-68) D		(13-15) D	
(39-54) E		(10-12) E	
(21-38) F		(7-9) F	
(1-20) G		(5-6) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

113 Earls Road
Southampton, SO14 6SG

*** THREE BED / THREE BATH DETACHED HOUSE + OFF ROAD PARKING - NEWLY BUILT IN 2012 ***

Castles are pleased to welcome to the market this modern detached new build home in the popular location of Earls Road, Portswood. Built by David Price Homes in 2012 this property features three bedrooms with three bathrooms, open plan living and off road parking. The property also benefits from underfloor heating throughout and is to a modern finish.

With easy access to the city centre, along with motorway links, this home is ideally suited to professionals and investors.

There is the added bonus of off road parking which has been added recently along with on road permit parking for extra vehicles.

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

Offers over £325,000

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113 Earls Road

Southampton, SO14 6SG



- DETACHED
- OFF ROAD PARKING
- THREE BEDROOMS
- POPULAR PORTSWOOD LOCATION
- PRIVATE GARDEN
- NEWLY BUILT IN 2012
- MODERN FINISH
- THREE BATHROOMS
- UNDERFLOOR HEATING THROUGHOUT
- OPEN PLAN LOUNGE/KITCHEN

LOUNGE/KITCHEN
18'8" x 15'1" (5.69 x 4.6)

STUDY/BEDROOM THREE
8'9" x 8'5" (2.67 x 2.59)

GROUND FLOOR WET ROOM
5'8" x 4'11" (1.73 x 1.5)

BEDROOM ONE
13'1" x 10'2" (3.99 x 3.12)

BATHROOM
9'6" x 5'8" (2.92 x 1.73)

BEDROOM TWO
12'5" x 10'5" (3.81 x 3.18)

EN-SUITE
5'6" x 4'11" (1.7 x 1.5)

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.

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.

