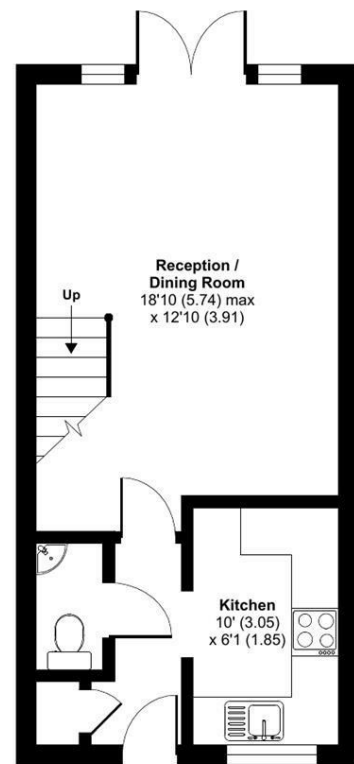
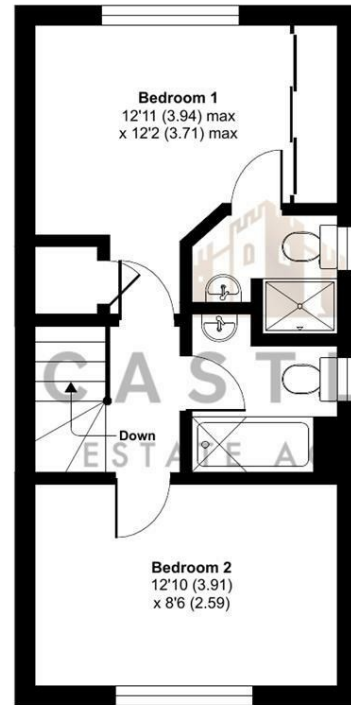


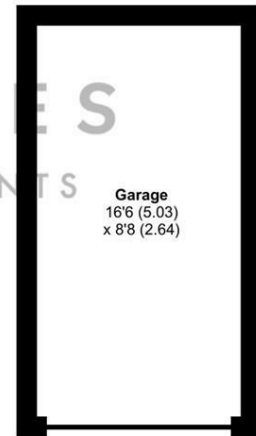
\_\_\_\_\_



## GROUND FLOOR



## FIRST FLOOR



## OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Castles Estate Agents Hampshire Ltd. REF: 1331164

**Westfield Road, Portsmouth, PO6**

Approximate Area = 714 sq ft / 66.3 sq m  
Garage = 143 sq ft / 13.3 sq m  
Outbuilding = 24 sq ft / 2.2 sq m  
Total = 881 sq ft / 81.8 sq m  
For identification only - Not to scale



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**

|                                             | Current | Target |
|---------------------------------------------|---------|--------|
| Very energy efficient - lower running costs | 82%     | 84%    |
| (92 plus) A                                 |         |        |
| (81-91) B                                   |         |        |
| (69-80) C                                   |         |        |
| (55-68) D                                   |         |        |
| (39-54) E                                   |         |        |
| (21-38) F                                   |         |        |
| (1-20) G                                    |         |        |

Not energy efficient - higher running costs

EU Directive 2009/10/EC

**England & Wales**

**Environmental Impact (CO<sub>2</sub>) Rating**

|                                                                 | Current | Target |
|-----------------------------------------------------------------|---------|--------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | 11%     | 10%    |
| (92 plus) A                                                     |         |        |
| (81-91) B                                                       |         |        |
| (69-80) C                                                       |         |        |
| (55-68) D                                                       |         |        |
| (39-54) E                                                       |         |        |
| (21-38) F                                                       |         |        |
| (1-20) G                                                        |         |        |

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2009/10/EC

**England & Wales**



20 Westfield Road

## Portsmouth, PO6 4RN

We are pleased to welcome to the market this two bedroom semi detached property with off road parking and garage in the popular location of Westfield Road.

The property is well presented throughout and the ground floor consists of an open plan lounge diner, modern fitted kitchen and a w/c.

The first floor consists of two double bedrooms, the primary bedroom benefitting from a dressing room which did used to be an en-suite. It does still have the plumbing if you wished to change it back to an en-suite. The family bathroom completes the first floor accommodation.

Externally the rear garden is all landscaped featuring paved areas and astro and side rear access to the garage and parking.

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

Asking price £280,000



02394318899



[www.castlestates.co.uk](http://www.castlestates.co.uk)



**2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ**

**Directors: Charles Tuson & Gary Agar**

**Company Number: 12821075**

**VAT Number: 356389459**



20 Westfield Road  
Portsmouth, PO6 4RN



- TWO BEDROOMS
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- WELL PRESENTED
- GARAGE AT THE REAR
- LANDSCAPED GARDEN

**LOUNGE DINER**  
18'8" x 12'9" (5.7 x 3.9)

**KITCHEN**  
9'10" x 5'10" (3.0 x 1.8)

**DOWNSTAIRS W/C**

**BEDROOM ONE**  
12'9" x 12'1" (3.9 x 3.7)

**BEDROOM TWO**  
12'9" x 8'2" (3.9 x 2.5)

**BATHROOM**

**GARAGE**  
16'4" x 8'6" (5.0 x 2.6)

**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.

**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.

