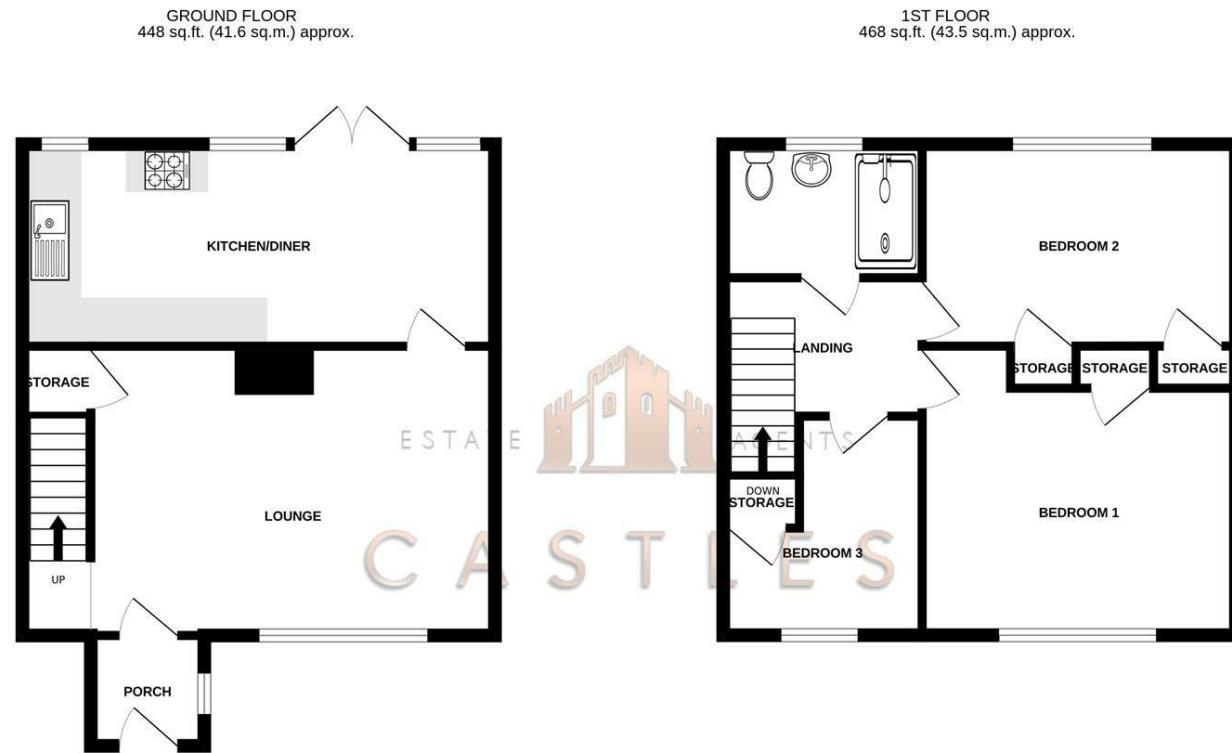


Floor Plan



TOTAL FLOOR AREA: 916 sq.ft. (85.1 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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**165 Leominster Road
Portsmouth, PO6 4BZ**

We are pleased to welcome to the market this three bedroom mid terraced property located in Leominster Road, Paulsgrove.

This home is well presented throughout and would make the perfect first time purchase.

The layout downstairs consists of an entrance porch, large lounge room with access into the kitchen diner which is across the rear of the home.

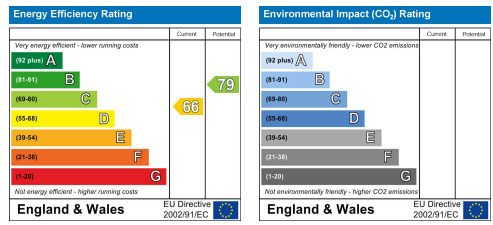
Moving upstairs there are two double bedrooms both with built in storage, once smaller single room and a shower room.

Externally the garden is a fair size and offers brick built sheds for storage. It is South facing so plenty of sunshine.

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

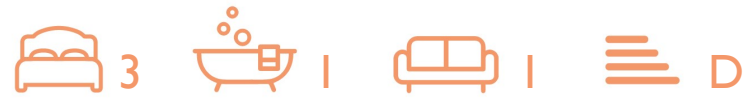
Offers over £240,000

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.



165 Leominster Road

Portsmouth, PO6 4BZ



- THREE BEDROOMS
- WELL PRESENTED
- FAIR SIZED GARDEN
- MID TERRACE
- OPEN PLAN KITCHEN DINER
- PERFECT FIRST TIME BUY

LOUNGE

12'5" x 17'4" (3.8 x 5.3)

KITCHEN/DINER

8'6" x 20'11" (2.6 x 6.4)

SHOWER ROOM

5'6" x 6'10" (1.7 x 2.1)

BEDROOM 1

8'6" x 13'1" (2.6 x 4.0)

BEDROOM 2

12'1" x 13'5" (3.7 x 4.1)

BEDROOM 3

9'2" x 8'6" (2.8 x 2.6)

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.

