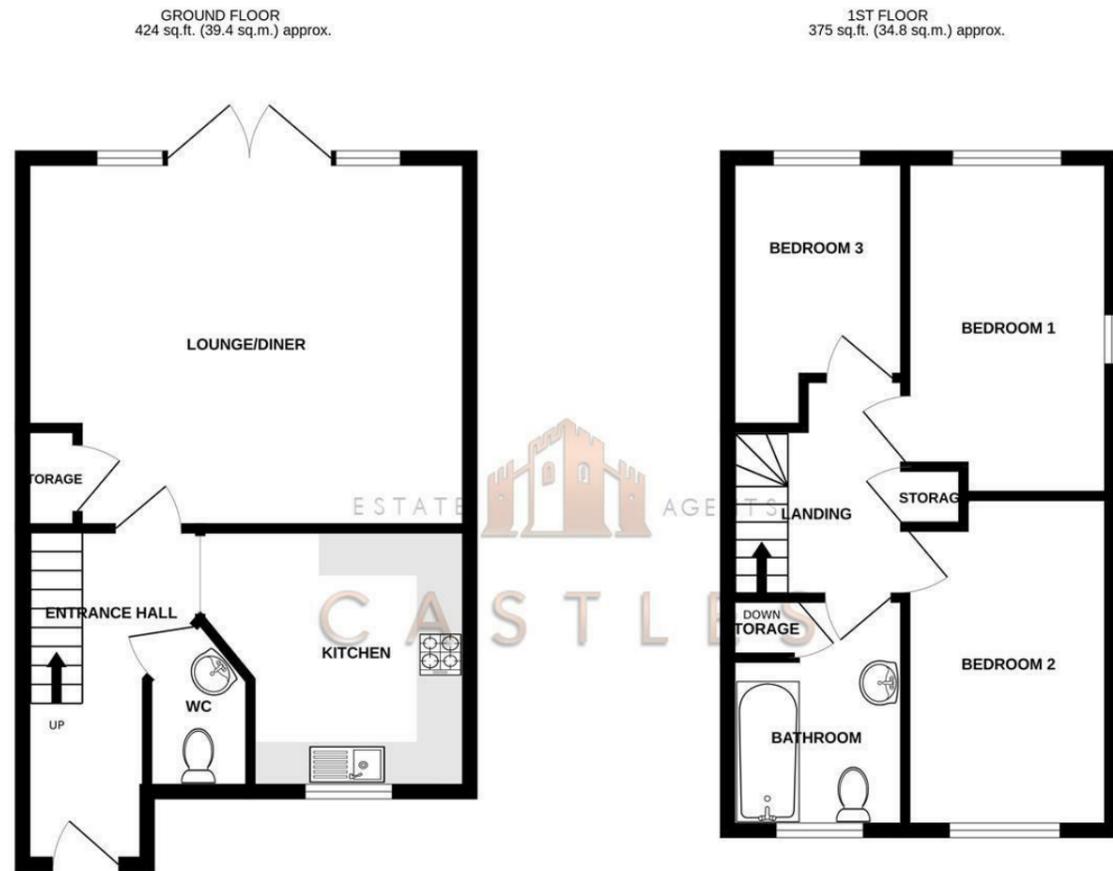


Floor Plan



TOTAL FLOOR AREA: 799 sq.ft. (74.2 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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9 Saxon Shore Road
Portsmouth, PO6 4QF

We are pleased to welcome to the market this three bedroom semi detached property with off road parking and a garage in the popular development of Saxon Shore Road.

This home is well presented throughout and the ground floor consists of a modern fitted kitchen to the front and a lounge diner to the rear with French doors opening into the garden. There is also a downstairs w/c accessible from the entrance hall.

Moving upstairs there are three bedrooms, two of which are doubles and a family bathroom.

Externally the rear garden is south east facing and there is a garage behind accessible from the allocated parking area.

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

Offers over £290,000

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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(20 plus) A		
(81-91) B			(10-20) B		
(69-80) C			(5-10) C		
(55-68) D			(1-5) D		
(39-54) E			(0-1) E		
(21-38) F			(0) F		
(1-20) G			(0) 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	

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9 Saxon Shore Road

Portsmouth, PO6 4QF



- SEMI DETACHED
- GARAGE
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL SHOPS
- THREE BEDROOMS
- ALLOCATED PARKING
- SOUTH EAST FACING GARDEN
- CLOSE TO PORTCHESTER TRAIN STATION

KITCHEN

9'10" x 8'2" (3.0 x 2.5)

W/C

6'6" x 3'7" (2.0 x 1.1)

LOUNGE/DINER

15'1" x 14'1" (4.6 x 4.3)

BATHROOM

8'10" x 6'6" (2.7 x 2.0)

BEDROOM 1

8'2" x 13'1" (2.5 x 4.0)

BEDROOM 2

7'10" x 10'9" (2.4 x 3.3)

BEDROOM 3

6'6" x 8'2" (2.0 x 2.5)

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.

