

Floor Plan



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 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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39 Coleridge Road
Portsmouth, PO6 4PB

We are pleased to welcome to the market this three bedroom semi detached house with driveway and garage and some breathtaking solent views located in Coleridge Road, Portsmouth.

The property does require some modernisation throughout but is in a liveable condition and is extremely clean and tidy.

The ground floor consists of a generous entrance hall providing access to the lounge and dining room. The lounge had a large bay window offering sensational views straight down through the solent and the Spinnaker Tower. There is also a kitchen, conservatory and downstairs w/c on this level.

Moving upstairs there are three bedrooms. Two of which are large double rooms and the bathroom features a huge shower. This could of course be converted back to a bath tub easily if preferred.

Externally there are front and rear gardens and a garage and driveway to the side for off road parking.

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

Offers over £300,000

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 firms 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(10-10) C	
(55-68) D		(10-10) D	
(39-54) E		(10-10) E	
(21-38) F		(10-10) F	
(1-20) G		(10-10) 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

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD

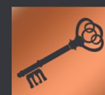


02394318899



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

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



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- THREE BEDROOMS
- GARAGE & DRIVEWAY
- DOUBLE BAY
- LARGE REAR GARDEN
- SEMI - DETACHED
- SOLENT VIEWS
- REQUIRES SOME MODERNISATION
- OPEN PLAN LOUNGE DINER

LOUNGE

18'0" x 11'9" (5.5 x 3.6)

DINING ROOM

8'6" x 6'6" (2.6 x 2.0)

KITCHEN

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

DOWNSTAIRS W/C

4'3" x 2'7" (1.3 x 0.8)

CONSERVATORY

11'9" x 8'6" (3.6 x 2.6)

BEDROOM ONE

14'9" x 10'5" (4.5 x 3.2)

BEDROOM TWO

11'9" x 10'9" (3.6 x 3.3)

BEDROOM THREE

9'10" x 7'2" (3.0 x 2.2)

BATHROOM

8'6" x 6'10" (2.6 x 2.1)

GARAGE

21'7" x 8'10" (6.6 x 2.7)

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 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.

