

Floor Plan



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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.

Made with Metropix 5/2022



134 Old Rectory Road
Portsmouth, PO6 1AJ

Castles are proud to welcome to the market this immaculate four bedroom townhouse with off road parking in the popular location of Old Rectory Road, Farlington.

This home is has been extensively renovated to an exceptional standard by the current owners over the past couple of years and the ground floor consists of a spacious kitchen diner with bi-fold doors that open out on to the rear garden providing a great indoor outdoor flow. There is also a double bedroom with en-suite and built in storage plus a downstairs w/c and entrance hallway completing this level of accommodation.

Moving upstairs to the next floor there is a large lounge room along with a fair sized double bedroom also with en-suite shower room and walk in wardrobe space. Heading upstairs once again there are two further bedrooms and a spacious family bathroom with four piece suite.

Externally there is parking for two cars off road to the front and the rear garden features its very own bar and entertaining area with plenty of lawn space.

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

Asking price £435,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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- FOUR BEDROOMS
- THREE BATHROOMS
- BI-FOLDS ACROSS THE REAR
- FARLINGTON LOCATION
- TOWNHOUSE
- OPEN PLAN KITCHEN DINER
- BAR IN GARDEN
- EXTENSIVELY RENOVATED

KITCHEN DINER
16'0" x 12'5" (4.9 x 3.8)

LOUNGE
16'0" x 11'9" (4.9 x 3.6)

BEDROOM ONE
16'0" x 12'5" (4.9 x 3.8)

EN-SUITE SHOWER ROOM
5'4" x 5'2" (1.63m x 1.57m)

WALK IN WARDROBE
5'8" x 4'11" (1.73m x 1.50m)

BEDROOM TWO
14'5" x 9'2" (4.4 x 2.8)

EN-SUITE SHOWER ROOM
6'6" x 2'11" (2.0 x 0.9)

BEDROOM THREE
12'1" x 8'10" (3.7 x 2.7)

FAMILY BATHROOM
10'2" x 5'7" (3.10m x 1.70m)

BEDROOM FOUR
8'10" x 7" (2.69m x 2.13m)

DOWNSTAIRS W/C

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. 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.

