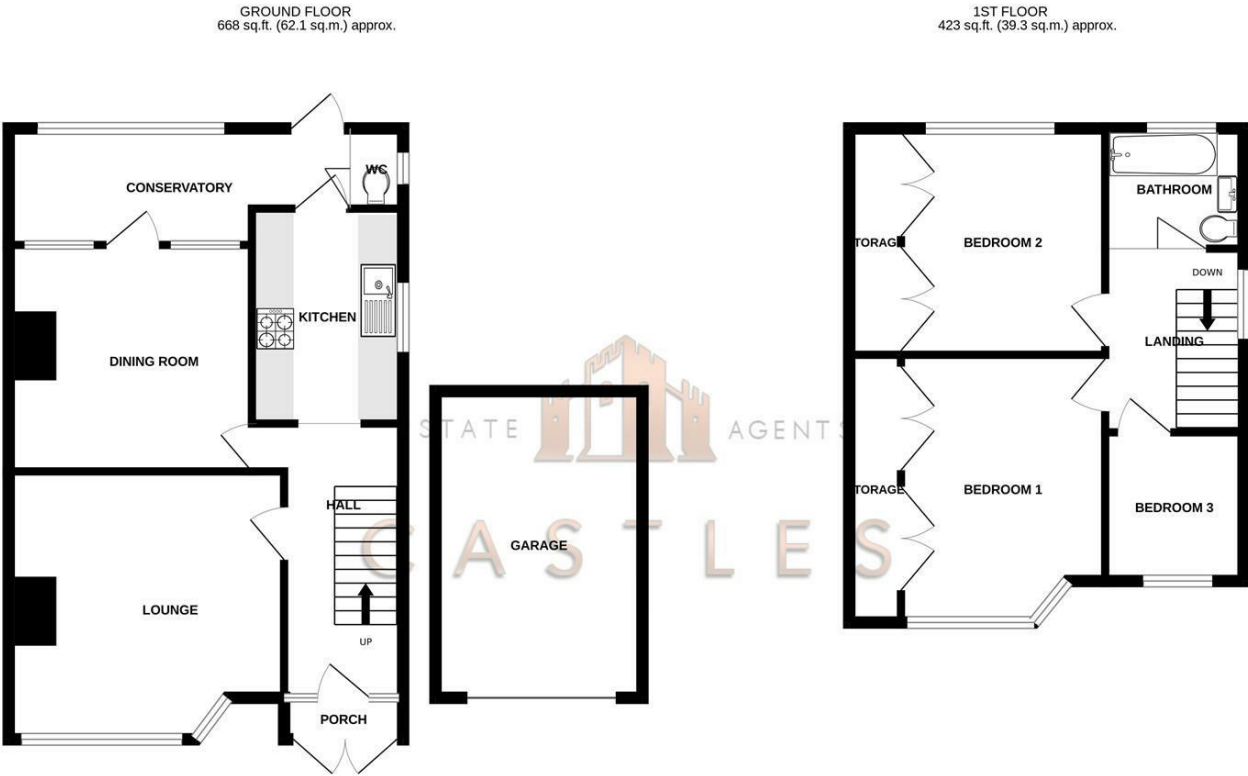




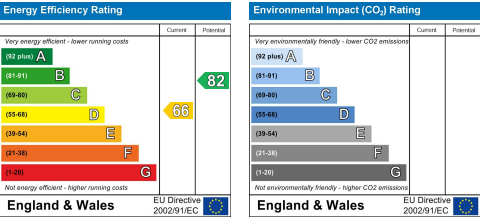
Floor Plan



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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 5/2/25

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.



142 Newbolt Road
Portsmouth, PO6 4NT

We are pleased to welcome to the market this well presented three bedroom semi detached property with driveway and garage located in Newbolt Road, Paulsgrove.

The property is a fair size and the ground floor consists of a lounge room, modern fitted kitchen, dining room and conservatory across the back which houses further reception space and a w/c.

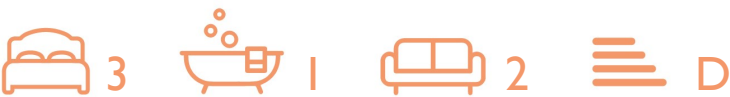
Moving upstairs there are three bedrooms and a modern family bathroom.

Externally there is front garden space, driveway and detached garage. Side access leads into the rear garden which is a very generous size and features lawns and paved patio area.

For more information or to arrange a viewing on this property please contact Castles today.

Offers over £350,000

142 Newbolt Road
Portsmouth, PO6 4NT



- THREE BEDROOMS
- OFF ROAD PARKING
- LARGE REAR GARDEN
- CLOSE TO LOCAL SHOPS
- SEMI DETACHED
- GARAGE
- SOLENT VIEWS FROM BEDROOMS
- WELL PRESENTED THROUGHOUT

LOUNGE
13'1" x 10'9" (4.0 x 3.3)

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

KITCHEN
10'2" x 6'10" (3.1 x 2.1)

CONSERVATORY
16'4" x 4'11" (5 x 1.5)

W/C

BEDROOM ONE
10'9" x 9'6" (3.3 x 2.9)

BEDROOM TWO
10'9" x 10'2" (3.3 x 3.1)

BEDROOM THREE
6'10" x 6'10" (2.1 x 2.1)

BATHROOM
6'2" x 5'6" (1.9 x 1.7)

GARAGE
15'1" x 9'10" (4.6 x 3.0)

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 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.

