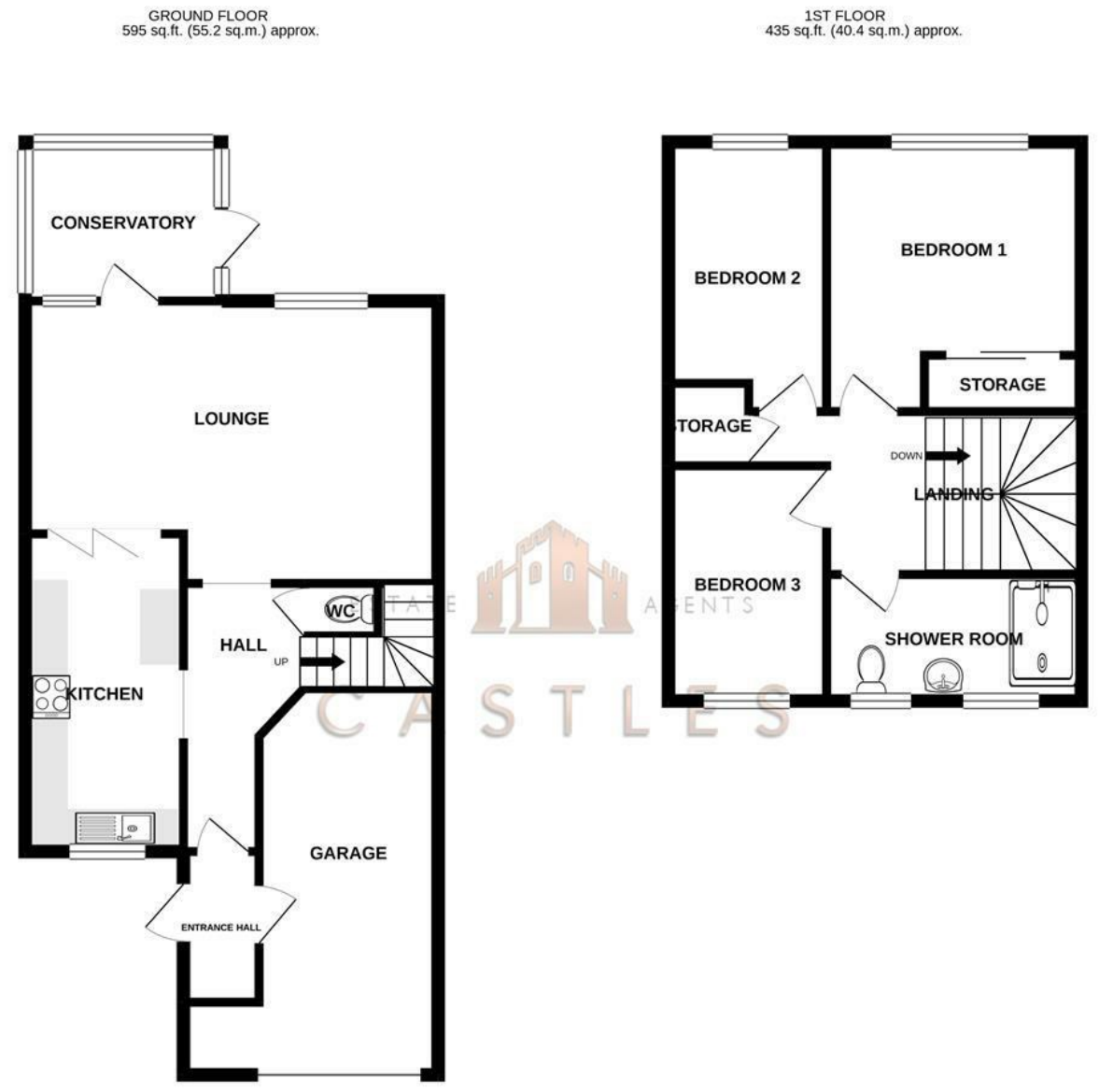


Floor Plan



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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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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
(92 plus) A		85	(10 plus) A
(81-91) B		74	(10-91) B
(69-80) C			(89-90) C
(55-68) D			(79-88) D
(39-54) E			(69-78) E
(21-38) F			(59-68) F
(1-20) G			(49-58) 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



4 Sedgfield Close
Portsmouth, PO6 4RG

Castles are pleased to welcome to the market this three bedroom mid terrace house with garage and off road parking located on the border of Portchester in Sedgfield Close.

The property is well presented throughout and consists of a modern fitted kitchen, open plan lounge diner, downstairs w/c and conservatory at the rear. Upstairs there are three bedrooms, two of which are fair sized double and a large shower room.

Externally there is a paved driveway to the front providing off parking along with an integral garage. To the rear the garden is a fair size and is south east facing featuring astro turf, paved and decked areas so easy to maintain with the bonus of rear access.

Other benefits include triple glazing throughout, combi boiler and close to waterfront and Portchester precinct shops. The dishwasher and washing machines are also available to be included.

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

Offers over £290,000

4 Sedgefield Close

Portsmouth, PO6 4RG



- THREE BEDROOMS
- OFF ROAD PARKING
- COMBI BOILER
- SOUTH EAST FACING GARDEN
- GARAGE
- TRIPLE GLAZED THROUGHOUT
- MODERN FITTED KITCHEN

LOUNGE DINER

17'4" x 12'1" (5.3 x 3.7)

KITCHEN

13'9" x 6'10" (4.2 x 2.1)

CONSERVATORY

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

DOWNSTAIRS W/C

BEDROOM ONE

11'1" x 10'2" (3.4 x 3.1)

BEDROOM TWO

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

BEDROOM THREE

11'5" x 6'10" (3.5 x 2.1)

BATHROOM

5'2" x 10'2" (1.6 x 3.1)

INTEGRAL GARAGE

16'8" x 9'10" (5.1 x 3)

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.

