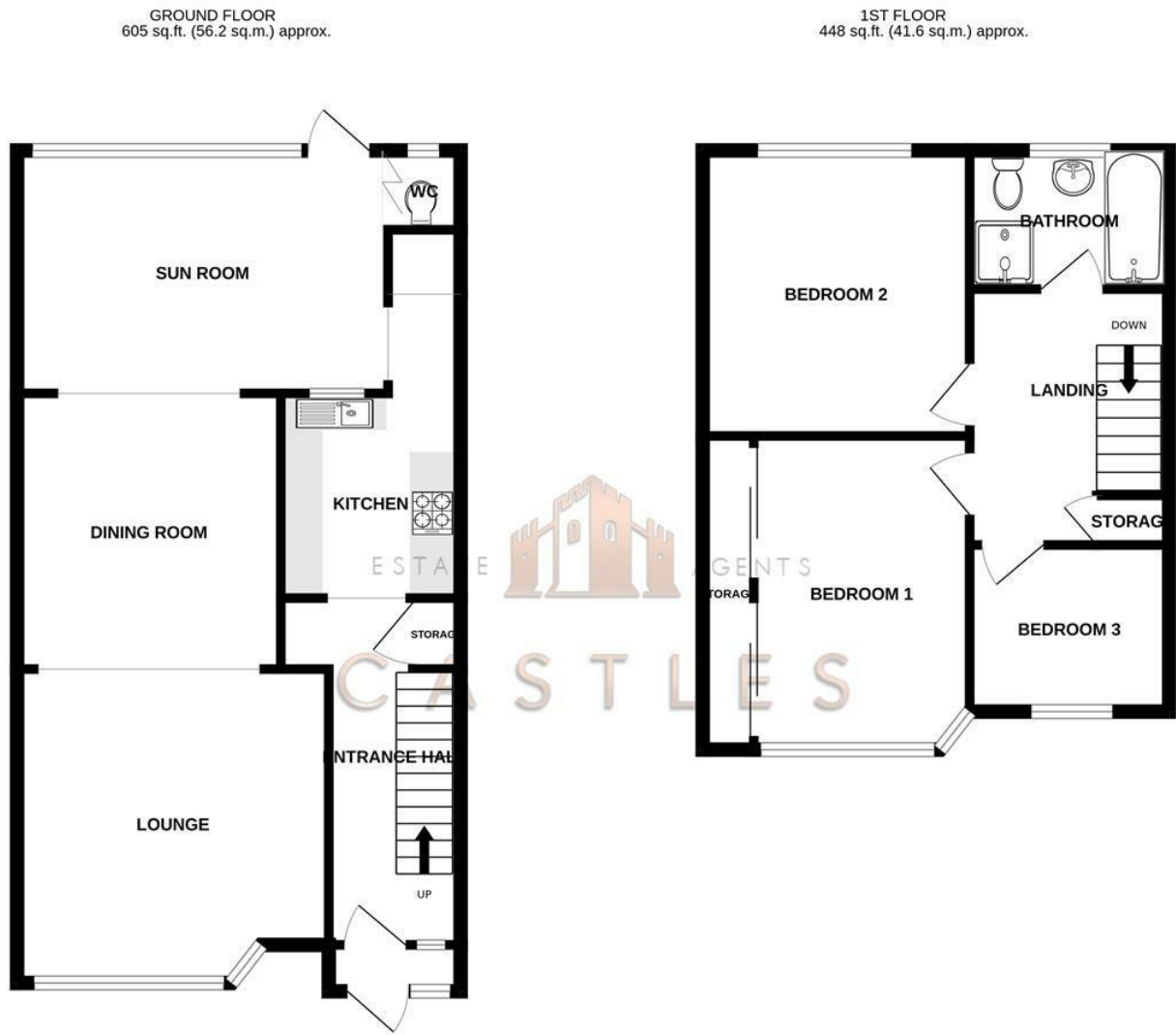


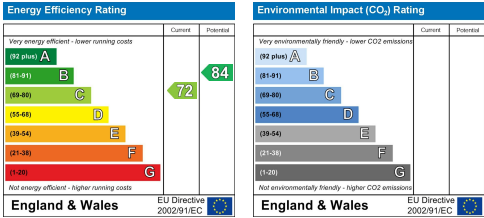


Floor Plan



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 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.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.



DIRECTORS
CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK
GARY@CASTLESESTATES.CO.UK
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



30 Raymond Road
Portsmouth, PO6 4RA

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking to the front and double garage to the rear located in Raymond Road, Paulsgrove.

The property has been modernised by the current owners and features a brand new kitchen, new electrics and new boiler.

The ground floor consists of an entrance porch, hallway, open plan lounge diner which is also open into the extension where there is a further reception room. Accessible from this room is the downstairs w/c, utility area and kitchen.

Moving upstairs there are three bedrooms which are all a fair size along with family bathroom that features bath tub and separate shower.

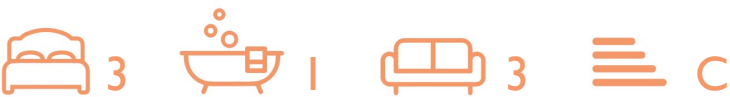
Externally there is a driveway to the front providing off road parking and a double garage to the rear accessible via the service road. The garden is a fair size and is South facing.

This home is being offered with No Forward Chain.

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

Offers over £300,000

30 Raymond Road
Portsmouth, PO6 4RA



- THREE BEDROOMS
- DOUBLE GARAGE
- OPEN PLAN LOUNGE DINER
- BRAND NEW KITCHEN
- NEW ELECTRICS & BOILER
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- REAR EXTENSION
- CLOSE TO LOCAL SHOPS
- NO FORWARD CHAIN

LOUNGE
13'0" x 12'4" (3.98 x 3.76)

DINING ROOM
10'8" x 11'1" (3.27 x 3.40)

KITCHEN
7'3" x 12'4" (2.23 x 3.76)

SUN ROOM
15'1" x 9'10" (4.60 x 3.00)

BEDROOM 1
8'9" x 12'4" (2.67 x 3.76)

BEDROOM 2
11'0" x 11'6" (3.37 x 3.51)

BEDROOM 3
7'10" x 6'9" (2.41 x 2.06)

BATHROOM
8'1" x 5'7" (2.47 x 1.71)

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.

