

Floor Plan

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.7 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(10 plus) <b>A</b>	
(81-91) <b>B</b>		(10-11) <b>B</b>	
(69-80) <b>C</b>		(12-15) <b>C</b>	
(55-68) <b>D</b>		(15-18) <b>D</b>	
(39-54) <b>E</b>		(19-24) <b>E</b>	
(21-38) <b>F</b>		(21-28) <b>F</b>	
(1-20) <b>G</b>		(25-28) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



17 Portal Road  
Eastleigh, SO50 6AX

Castles are pleased to welcome to the market this three bedroom mid terrace property with garage in the popular location of Portal Road, Bishopstoke.

The property is in need of some updating throughout so would make a nice little project for someone looking to make a home their own.

This property consists of two reception rooms, kitchen, bathroom and w/c on the ground floor. Moving upstairs there are three decent size bedrooms. The garden is a fair size and has rear access along with the garage.

The property is a short walk to Eastleigh Town Centre which offers a variety of shops and amenities and has excellent transport links with main railway station offering links to London Waterloo in just over an hour.

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

Asking price £265,000

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

# 17 Portal Road Eastleigh, SO50 6AX



- THREE BEDROOMS
- GARAGE AT REAR
- BISHOPSTOKE
- PROJECT PROPERTY
- TWO RECEPTION ROOMS
- IN NEED OF UPDATING
- CLOSE TO PARK

**LOUNGE**  
14'1" x 10'5" (4.3 x 3.2)

**DINING ROOM**  
11'5" x 9'10" (3.5 x 3.0)

**KITCHEN**  
9'2" x 5'10" (2.8 x 1.8)

**BATHROOM**  
5'10" x 5'2" (1.8 x 1.6)

**W/C**  
5'10" x 2'7" (1.8 x 0.8)

**BEDROOM ONE**  
13'5" x 11'5" (4.1 x 3.5)

**BEDROOM TWO**  
9'10" x 8'6" (3.0 x 2.6)

**BEDROOM THREE**  
9'10" x 8'10" (3.0 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. 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.

