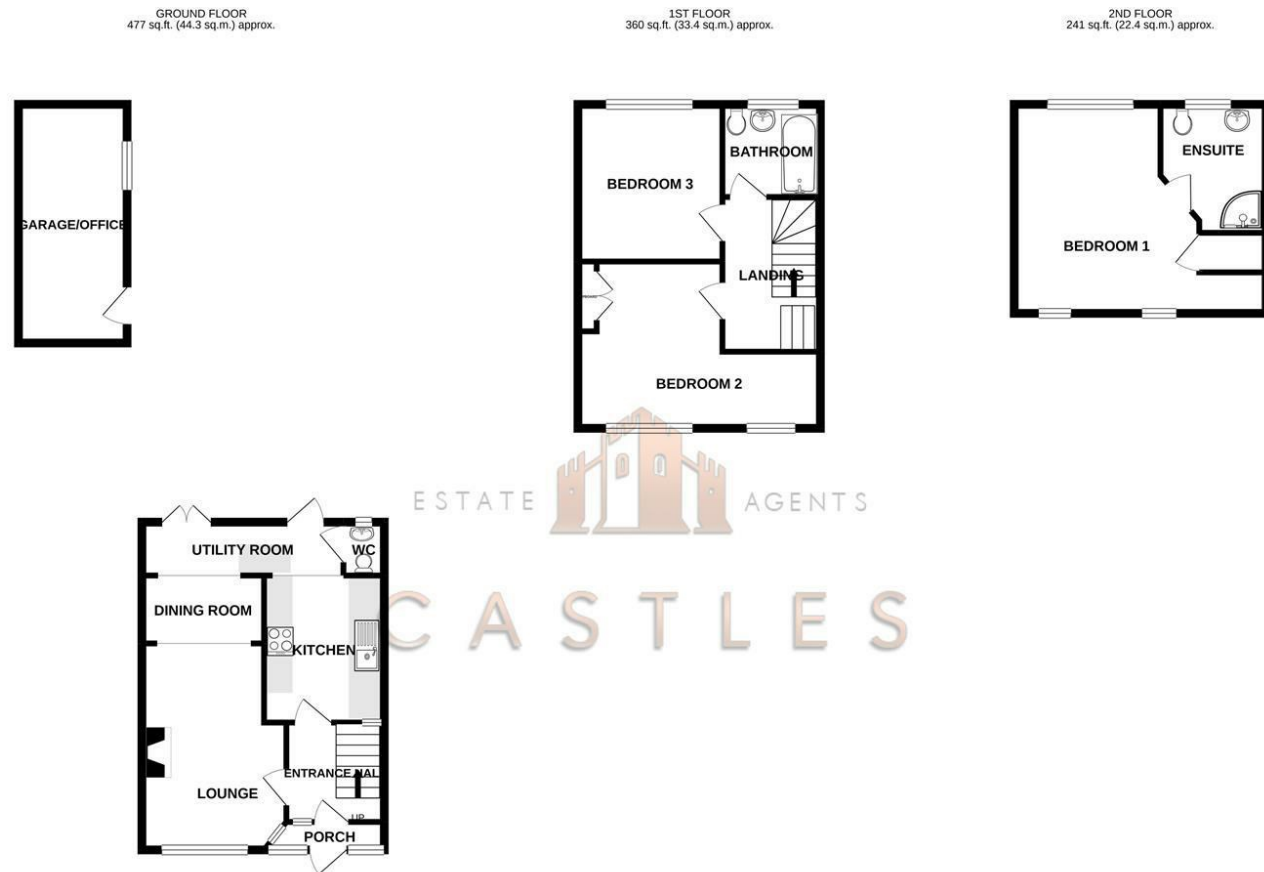
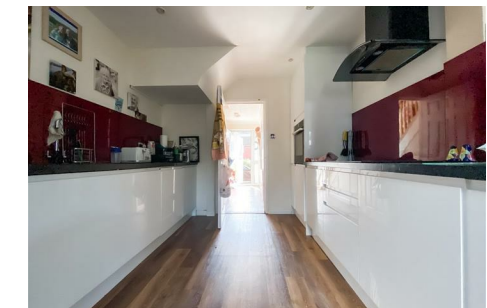


Floor Plan



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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 is given 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(12-15) C	
(55-68) D		(15-18) D	
(39-54) E		(19-24) E	
(21-38) F		(25-28) F	
(1-20) G		(31-35) 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

11 Neelands Grove
Portsmouth, PO6 4QL

Castles are pleased to welcome to the market this 3/4 bedroom property with loft conversion, extension and converted garage in the popular cul-de-sac location of Neelands Grove.

The property is located on the edge of Portchester and the ground floor consists of a open plan lounge diner, modern fitted kitchen with extension including downstairs w/c.

On the first floor what was three bedrooms is now two as the current owners have knocked through the smallest bedroom and have added to the next door bedroom providing a much bigger space. This could easily be turned back if required. There is a modern family bathroom on this level also.

Moving upstairs into the loft conversion there is a large bedroom with modern en-suite shower room.

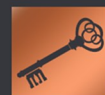
Externally there is a front garden, rear garden and a garage that has been fully plastered and converted into a usable office space.

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

Offers over £300,000

DIRECTORS

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11 Neelands Grove

Portsmouth, PO6 4QL



- 3/4 BEDROOMS
- LOFT CONVERSION
- MODERN FITTED KITCHEN
- GARAGE CONVERTED INTO OFFICE
- 2 BATHROOMS
- EXTENSION
- FRONT GARDEN
- REAR ACCESS

LOUNGE
14 x 11 (4.27m x 3.35m)

DINING ROOM
8 x 11 (2.44m x 3.35m)

KITCHEN
11 x 9'5 (3.35m x 2.87m)

EXTENSION
5'10 x 17 (1.78m x 5.18m)

DOWNSTAIRS W/C
2'05 x 5'10 (0.74m x 1.78m)

BEDROOM ONE
13'08 x 18'02 (4.17m x 5.54m)

EN-SUITE
6 x 7 (1.83m x 2.13m)

BEDROOM TWO
16'4" x 11'1" (5 x 3.4)

BEDROOM THREE
9'9" x 10'7" (2.98 x 3.24)

BATHROOM
6'7" x 6'3" (2.02 x 1.91)

CONVERTED GARAGE
16 x 7'02 (4.88m x 2.18m)

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.

