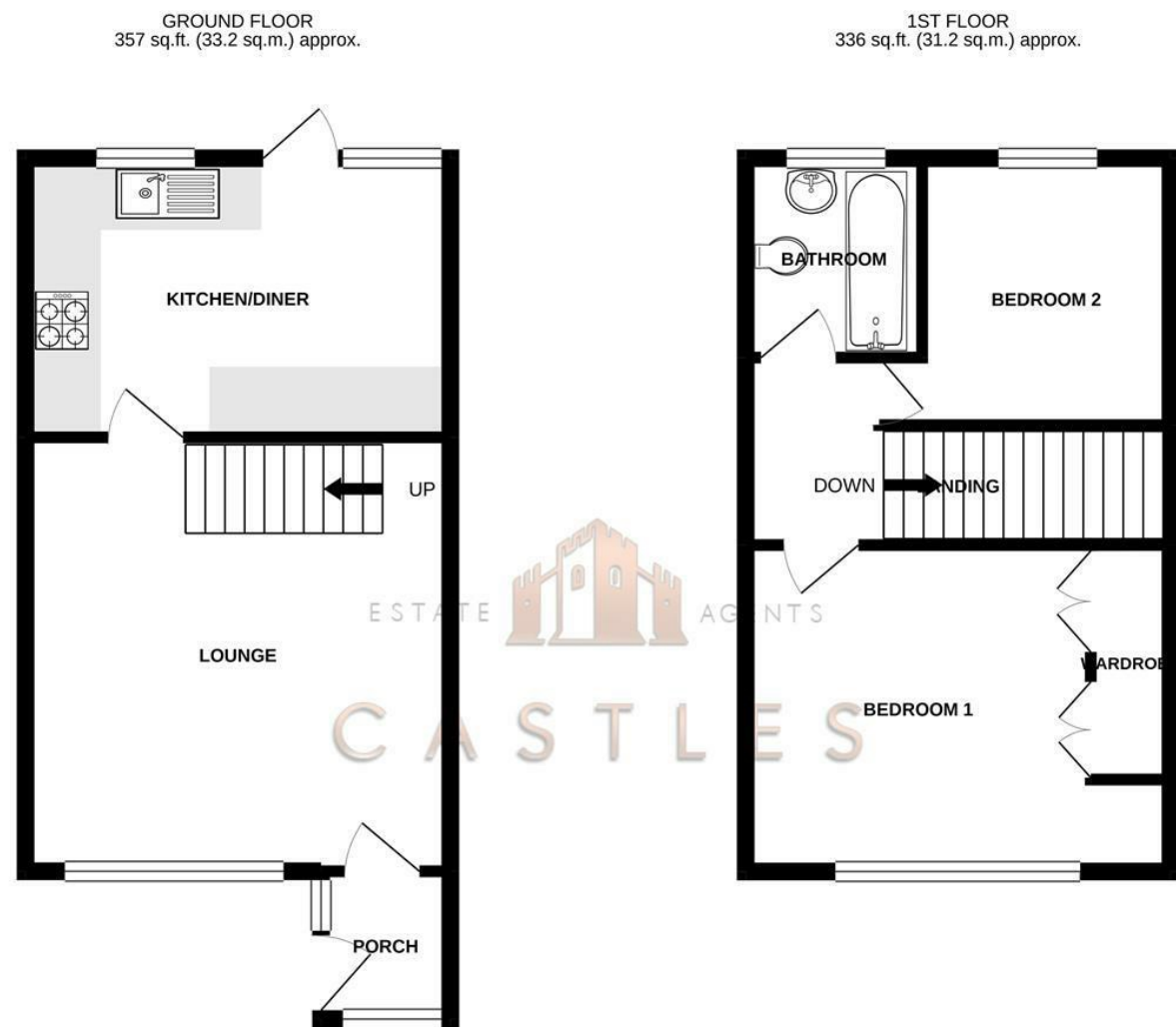


Floor Plan



TOTAL FLOOR AREA: 693 sq.ft. (64.4 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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**85 Lime Grove**  
**Portsmouth, PO6 4DQ**

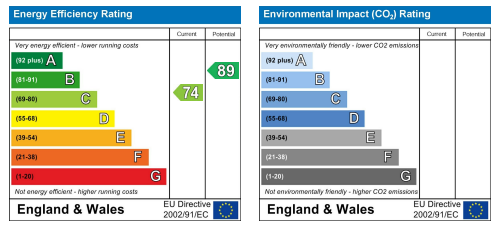
Castles are pleased to welcome to the market this well presented two bedroom property in Lime Grove, Paulsgrove. This property would make an ideal first time purchase as no work is needed. It has a large porch upon entry, spacious lounge room with a fair size modern kitchen diner. This opens out on to the landscaped south west facing garden. There is access to the rear which takes you out to the garage.

Upstairs the property consists of a new modern bathroom, large double bedroom and smaller bedroom which is currently being utilised as a home office.

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

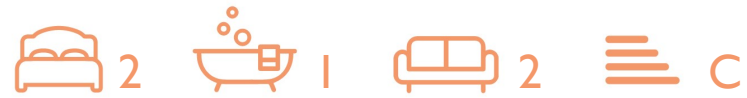
**Asking price £210,000**

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.



# 85 Lime Grove

Portsmouth, PO6 4DQ



- TWO BEDROOM
- LANDSCAPED GARDEN
- REAR ACCESS
- OPEN PLAN KITCHEN DINER
- LARGE LOUNGE
- GARAGE
- NEW BATHROOM
- IDEAL FIRST TIME BUY

**LOUNGE**  
14'5" x 14'1" (4.4 x 4.3)

**KITCHEN DINER**  
9'2" x 13'9" (2.8 x 4.2)

**BEDROOM ONE**  
10'9" x 14'1" (3.3 x 4.3)

**BEDROOM TWO**  
9'6" x 8'10" (2.9 x 2.7)

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

**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.

