

Floor Plan



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (20 plus) <b>A</b>	
(81-91) <b>B</b>		(15-21) <b>B</b>	
(69-80) <b>C</b>		(10-14) <b>C</b>	
(55-68) <b>D</b>		(7-9) <b>D</b>	
(39-54) <b>E</b>		(4-6) <b>E</b>	
(21-38) <b>F</b>		(1-3) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions (0-2) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>81</b>	<b>57</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**8 Neelands Grove**  
**Portsmouth, PO6 4QL**

Castles are pleased to welcome to the market this three bedroom end of terrace property with south facing garden and garage situated in Neelands Grove, Portchester.

The property is immaculate throughout and very well presented. It consists of a lounge room to the front with a open plan kitchen diner across the rear with French doors out in to the garden.

The first floor consists of three bedrooms, two of which are fair sized doubles along with one smaller bedroom and a four piece family bathroom suite.

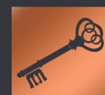
Externally the property has a sunny south facing garden which is part paved and part lawn. There is rear access into the garage from the service road behind.

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

**Offers over £325,000**

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



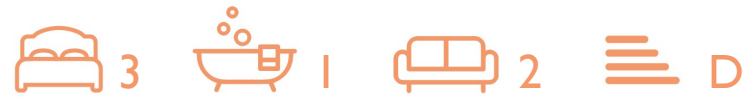
02394318899



CHARLES@CASTLESTATES.CO.UK  
GARY@CASTLESTATES.CO.UK  
SEAN@CASTLESTATES.CO.UK

# 8 Neelands Grove

Portsmouth, PO6 4QL



- END OF TERRACE
- IMMACULATE THROUGHOUT
- GARAGE
- PERFECT FIRST TIME BUY
- THREE BEDROOMS
- FULLY REFURBISHED
- QUIET CUL DE SAC LOCATION
- CLOSE TO PORTCHESTER SHOPS

### ENTRANCE HALLWAY

15'1" x 5'10" (4.6 x 1.8)

### LOUNGE

16'4" x 11'1" (5.0 x 3.4)

### KITCHEN

17'4" x 10'9" (5.3 x 3.3)

### DINING ROOM

11'1" x 10'9" (3.4 x 3.3)

### BEDROOM ONE

12'9" x 10'5" (3.9 x 3.2)

### BEDROOM TWO

12'9" x 10'5" (3.9 x 3.2)

### BEDROOM THREE

8'10" x 7'10" (2.7 x 2.4)

### BATHROOM

7'6" x 7'2" (2.3 x 2.2)

### GARAGE

#### 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.

