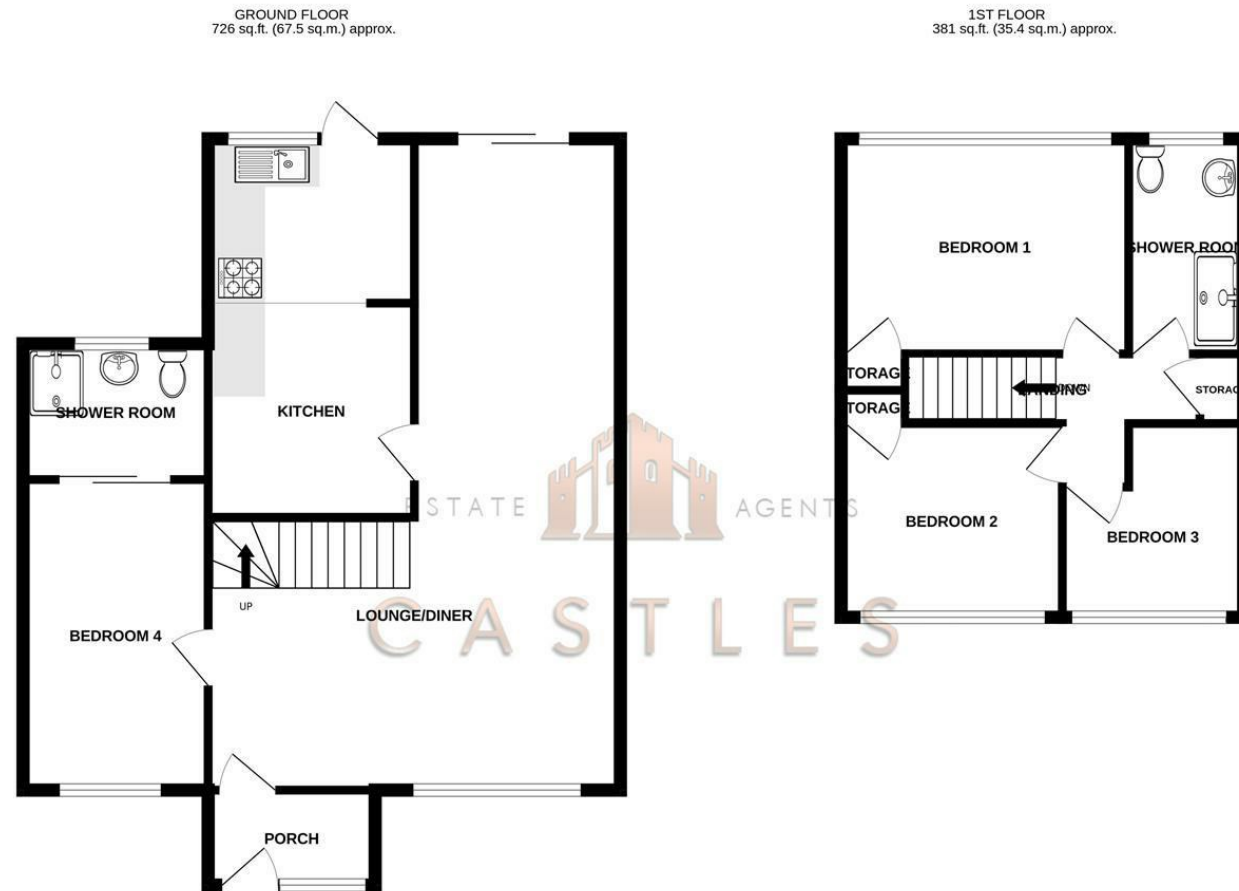


Floor Plan



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 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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**24 Cygnet Road
Portsmouth, PO6 1LJ**

We are pleased to welcome to the market this four bedroom end of terrace property with garage situated in Cygnet Road, Drayton.

The property is well presented and offered with No Forward Chain. It does require a little modernisation.

The ground floor of this property offers an open plan lounge diner, kitchen and a downstairs bedroom with en-suite shower room.

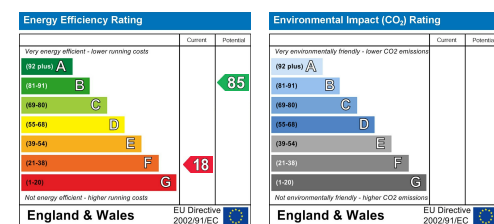
Moving up to the first floor there are three bedrooms and a family bathroom.

Externally the rear garden offers a fair amount of space to utilise. There is a detached garage to the side of the property also providing off road parking.

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

Guide price £325,000

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.



DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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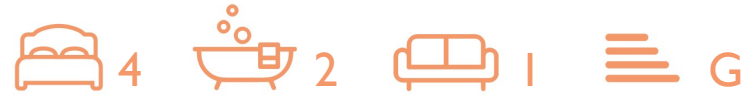


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24 Cygnet Road

Portsmouth, PO6 1LJ



- END OF TERRACE
- TWO BATHROOMS
- OPEN PLAN LOUNGE DINER
- DRAYTON LOCATION
- FOUR BEDROOMS
- DETACHED GARAGE
- AMPLE GARDEN SPACE
- NO FORWARD CHAIN

LOUNGE/DINER

18'4" x 28'10" x 9'2" (5.6 x 8.8 x 2.8)

KITCHEN

16'0" x 8'6" (4.9 x 2.6)

BEDROOM 1

9'6" x 12'9" (2.9 x 3.9)

BEDROOM 2

8'6" x 9'10" (2.6 x 3.0)

BEDROOM 3

10'2" x 8'2" (3.1 x 2.5)

BEDROOM 4

13'9" x 8'2" (4.2 x 2.5)

SHOWER ROOM

7'6" x 4'11" (2.3 x 1.5)

SHOWER ROOM

5'10" x 8'2" (1.8 x 2.5)

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.

