

Floor Plan



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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6 Neelands Grove
Portsmouth, PO6 4QL

*** THREE BEDROOM MID TERRACE + GARAGE ***

Castles are pleased to welcome to the market this three bedroom mid terrace house with garage to the rear in the popular peaceful location of Neelands Grove.

The property is in great proportions and consists of an open plan lounge diner and fair sized kitchen. Upstairs you have two double bedrooms and one smaller single bedroom along with large shower room.

Externally the property has a fair sized south facing garden along with garage which is accessible from a wide access road behind.

This property is in need of some modernisation but with a little TLC would make a lovely family home.

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

Offers over £260,000

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.

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		(20 plus) A	
(81-91) B		(15-20) B	
(69-80) C		(10-15) C	
(55-68) D		(5-10) D	
(39-54) E		(1-5) E	
(21-38) F		(0-1) F	
(1-20) G		(0) 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

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

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- THREE BEDROOMS
- GARAGE
- CLOSE TO LOCAL SHOPS
- IN NEED OF MODERNISATION
- SOUTH FACING GARDEN
- PEACEFUL LOCATION
- OPEN PLAN LOUNGE DINER
- WALKING DISTANCE TO PORTCHESTER CASTLE

ENTRANCE HALL

5'10" x 11'5" (1.8 x 3.5)

LOUNGE

11'1" x 14'5" (3.4 x 4.4)

DINING ROOM

10'9" x 7'6" (3.3 x 2.3)

KITCHEN

10'9" x 9'2" (3.3 x 2.8)

BEDROOM ONE

14'9" x 10'2" (4.5 x 3.1)

BEDROOM TWO

10'9" x 10'2" (3.3 x 3.1)

BEDROOM THREE

9'2" x 7'10" (2.8 x 2.4)

BATHROOM

7'6" x 6'10" (2.3 x 2.1)

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.

