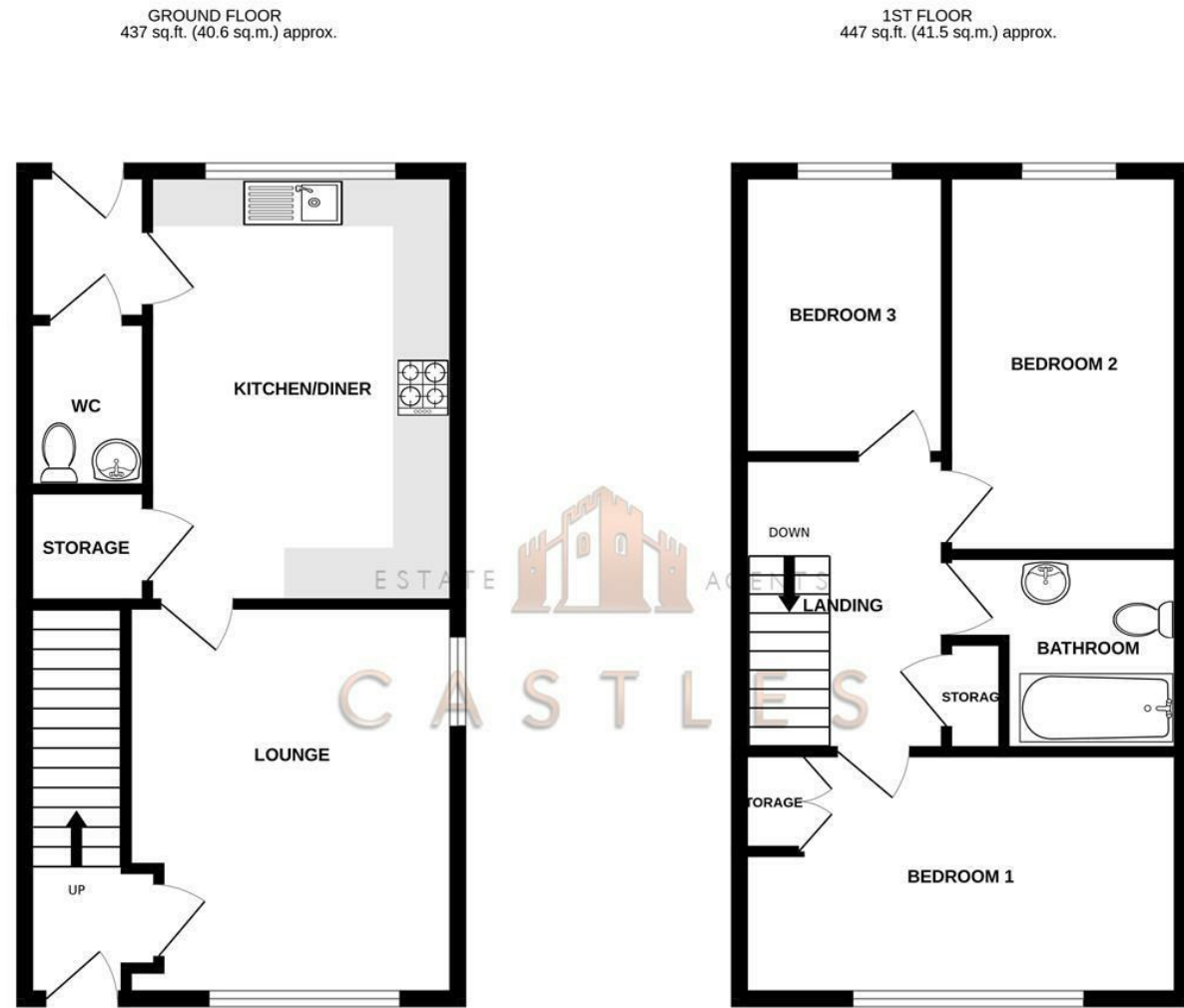


Floor Plan



TOTAL FLOOR AREA: 884 sq.ft. (82.1 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 as to their operability or efficiency can be given.  
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**3 Sothcott Road  
Portsmouth, PO6 4WP**

We are pleased to welcome to the market this three bedroom semi detached property with allocated parking in the popular development of Sothcott Road, Portsmouth.

The property is extremely well presented throughout and the ground floor consists of lounge room, spacious kitchen diner across the rear and a downstairs w/c.

Moving upstairs there are three bedrooms and a modern family bathroom.

The loft is part boarded and does have the ability to be converted into further accommodation.

Externally the rear garden is south facing and has been landscaped featuring electrics and power to the shed.

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

**Offers over £315,000**

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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(20 plus) A
(81-91) B			(15-20) B
(69-80) C			(10-15) C
(55-68) D			(7-10) D
(39-54) E			(4-7) E
(21-38) F			(1-4) F
(1-20) G			(0-1) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 3 Sothcott Road

Portsmouth, PO6 4WP



- THREE BEDROOMS
- ALLOCATED PARKING
- LANDSCAPED GARDEN
- WELL PRESENTED THROUGHOUT
- SEMI-DETACHED
- KITCHEN DINER
- SOUTH FACING GARDEN
- PERFECT FIRST TIME BUY

**LOUNGE**  
11'9" x 13'9" (3.6 x 4.2)

**KITCHEN/DINER**  
10'9" x 15'1" (3.3 x 4.6)

**W/C**  
4'7" x 5'10" (1.4 x 1.8)

**BEDROOM 1**  
15'5" x 8'6" (4.7 x 2.6)

**BEDROOM 2**  
8'2" x 13'5" (2.5 x 4.1)

**BEDROOM 3**  
6'10" x 9'10" (2.1 x 3.0)

**BATHROOM**

**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 via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed.

