

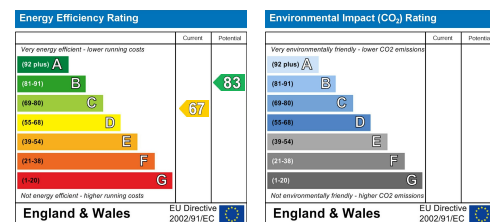
Floor Plan



TOTAL FLOOR AREA : 571 sq.ft. (53.1 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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**45 Jervis Road**  
**Portsmouth, PO2 8PR**

Castles Estate Agents are pleased to welcome to the market this two bedroom terraced property in North End, Portsmouth.

The property is well presented throughout and consists of a reception room, large kitchen in the centre of the property, bathroom and two double bedrooms upstairs. The garden is low maintenance, south facing and well kept.

This home would make an ideal first time purchase or a suitable buy to let freehold investment for any investors out there looking to add to their portfolio.

This property would rent for approximately £825pcm providing a £9900 yearly return. This equates to 5.5% yield based on the current asking price.

The property benefits also from gas central heating and double glazing throughout.

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

**Offers over £175,000**

DIRECTORS

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# 45 Jervis Road

Portsmouth, PO2 8PR



- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- IDEAL FIRST TIME BUY
- SUITABLE FREEHOLD BTL PURCHASE
- WELL PRESENTED
- SOUTH FACING GARDEN
- CENTRAL LOCATION
- LOW MAINTENANCE GARDEN

### LOUNGE

11'5" x 9'6" (3.5 x 2.9)

### KITCHEN

11'9" x 9'6" (3.6 x 2.9)

### BATHROOM

7'6" x 6'6" (2.3 x 2.0)

### BEDROOM

11'9" x 10'2" (3.6 x 3.1)

### BEDROOM

9'6" x 11'9" (2.9 x 3.6)

### 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.

