

Floor Plan



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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I Bude Close  
 Portsmouth, PO6 4JN

We are pleased to welcome to the market this three bedroom end of terrace property with off road parking for two vehicles located in Bude Close, Paulsgrove. The property is well presented throughout and situated on a large corner plot offering side and rear access.

The ground floor consists of a entrance hallway, generous lounge room which is open into the dining room and kitchen. Moving upstairs there are three good size bedrooms and modern bathroom.

Externally there is driveway to side of the property for off road parking with front garden space also. The rear garden is a very good size with brick built storage, paved seating areas and lawns.

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

Offers over £250,000

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 firms 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> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	<b>7G</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (20 plus) <b>A</b> (15-19) <b>B</b> (10-14) <b>C</b> (5-9) <b>D</b> (1-4) <b>E</b> (0) <b>F</b> (-1) <b>G</b>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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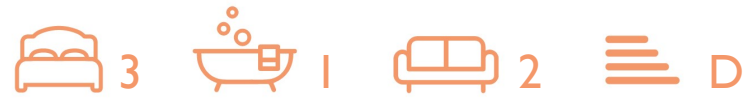
www.castlesstates.co.uk

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 Company Number: 12821075  
 VAT Number: 356389459

# I Bude Close

Portsmouth, PO6 4JN



- THREE BEDROOMS
- LARGE CORNER PLOT
- IDEAL FIRST TIME BUYER HOME
- OFF ROAD PARKING
- SIDE & REAR ACCESS
- CLOSE TO LOCAL SHOPS

## LOUNGE

13'9" x 12'5" (4.2 x 3.8)

## DINING ROOM

10'5" x 8'6" (3.2 x 2.6)

## KITCHEN

10'2" x 8'10" (3.1 x 2.7)

## BATHROOM

6'10" x 5'6" (2.1 x 1.7)

## BEDROOM 1

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

## BEDROOM 2

13'9" x 8'6" (4.2 x 2.6)

## BEDROOM 3

8'6" x 9'2" (2.6 x 2.8)

## 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.

## Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost 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 and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

## 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.

