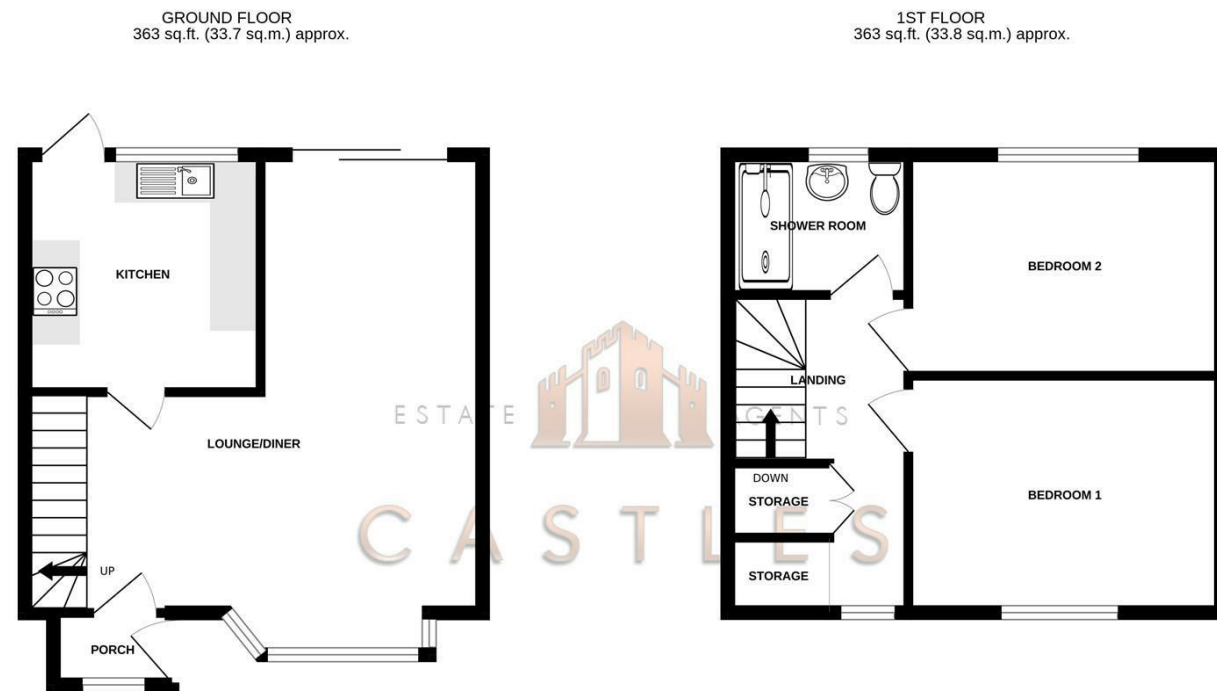


Floor Plan



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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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 (92 plus) A (81-91)		Very environmentally friendly - lower CO ₂ emissions (10 plus) A (10-11)	
(69-80) B		(12-15) B	
(55-68) C		(16-18) C	
(39-54) D		(19-21) D	
(21-38) E		(22-25) E	
(13-20) F		(26-27) F	
(1-12) G		(28-29) 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

2 Feltons Place
Portsmouth, PO3 5LU

We are pleased to welcome to the market this two bedroom semi detached property with off road parking and a garage in the popular location of Feltons Place, Hilsea.

The property is well presented throughout and the ground floor consists of an entrance porch, lounge room with sliding doors which open on to the west facing landscaped garden and a modern fitted kitchen.

Moving upstairs there are two double bedrooms and modern shower room.

Externally there is off road parking to the front of the property and also round the side in front of the garage.

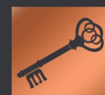
This home is situated in a quiet cul-de-sac location and has good access routes to the motorway nearby. Cosham train station is a 10 minute walk away.

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

Offers over £290,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



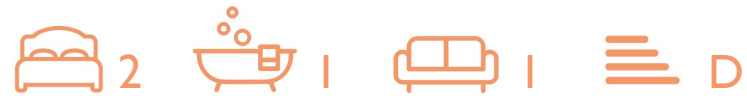
02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

2 Feltons Place

Portsmouth, PO3 5LU



- TWO DOUBLE BEDROOMS
- CORNER PLOT
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- SEMI DETACHED
- GARAGE
- LANDSCAPED GARDEN
- CUL-DE-SAC LOCATION

LOUNGE/DINER

18'4" x 18'4" x 8'10" (5.6 x 5.6 x 2.7)

KITCHEN

9'6" x 8'10" (2.9 x 2.7)

BEDROOM ONE

8'10" x 13'5" (2.7 x 4.1)

BEDROOM TWO

9'2" x 11'9" (2.8 x 3.6)

SHOWER ROOM

5'6" x 7'2" (1.7 x 2.2)

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.

