

Floor Plan

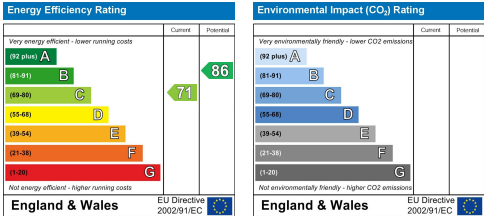


TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



13 Ranelagh Road Portsmouth, PO2 8EZ

We are pleased to welcome to the market this recently refurbished 2/3 bedroom mid terrace property with off road parking to the rear located in Ranelagh Road, Portsmouth.

The ground floor consists of an open plan kitchen diner to the rear of the property and a lounge room the front. This lounge room could be utilised as bedroom three if required. There is now a w/c under the stairs also which is a bonus.

Moving upstairs to the first floor there is a large modern family bathroom and two double bedrooms.

Externally the rear garden is South facing and has been landscaped. It is low maintenance featuring rear access from the service road behind for off road parking.

This property would be ideal for any first time buyers looking to get their foot onto the property ladder as the home has been refurbished to a good standard and you can literally move straight in.

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

Offers over £220,000

13 Ranelagh Road
Portsmouth, PO2 8EZ



- 2/3 BEDROOMS
- OFF ROAD PARKING TO REAR
- UPSTAIRS MODERN BATHROOM
- IDEAL FIRST TIME BUYER HOME
- FULLY REFURBISHED
- SOUTH FACING GARDEN
- DOWNSTAIRS W/C
- CLOSE TO LOCAL SHOPS

LOUNGE/BEDROOM 3
9'2" x 10'2" (2.8 x 3.1)

DINING ROOM/LOUNGE
11'9" x 9'6" (3.6 x 2.9)

KITCHEN
8'2" x 17'4" (2.5 x 5.3)

BATHROOM
7'6" x 11'5" (2.3 x 3.5)

BEDROOM 1
12'1" x 10'2" (3.7 x 3.1)

BEDROOM 2
9'6" x 9'10" (2.9 x 3.0)

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 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.

