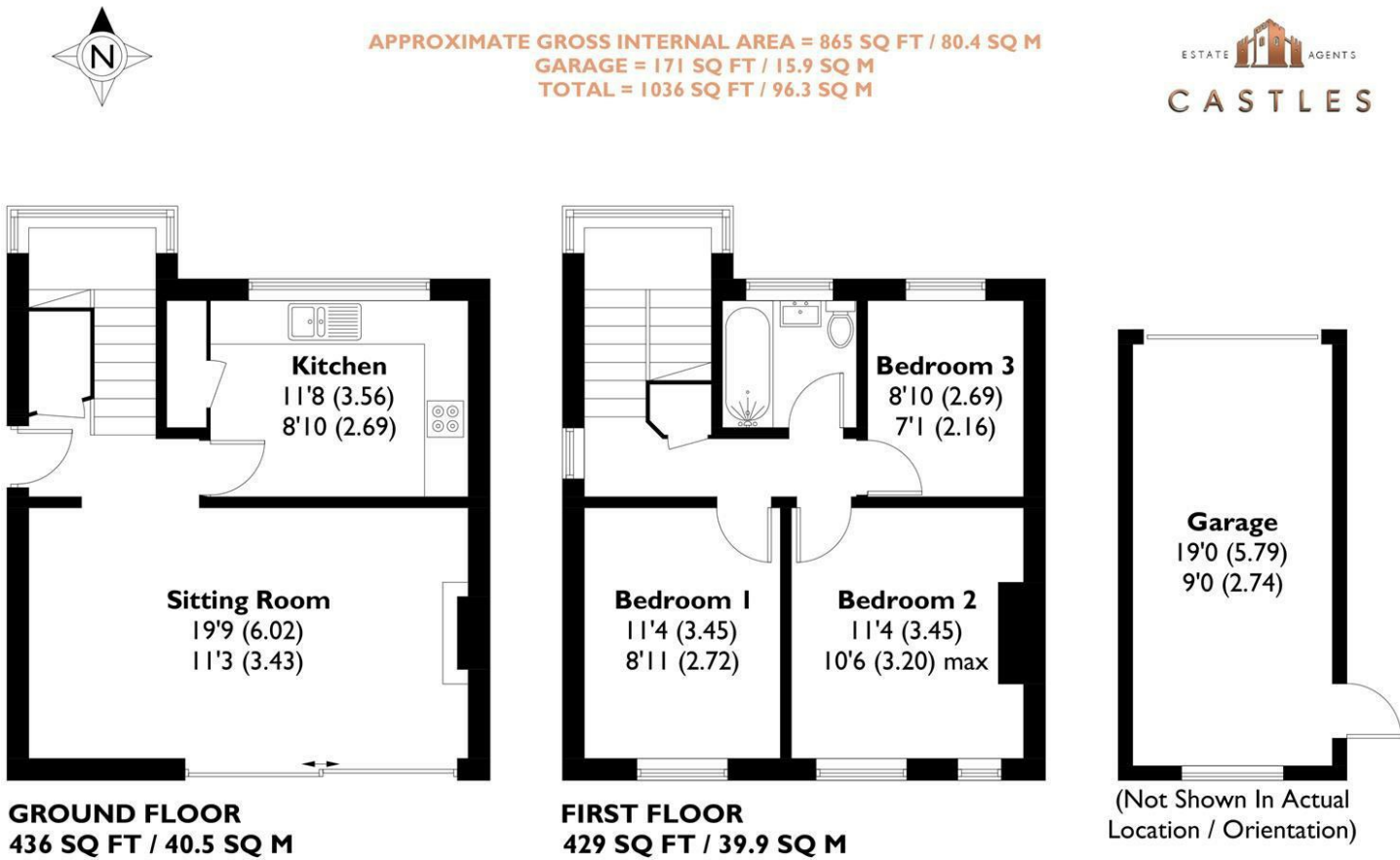


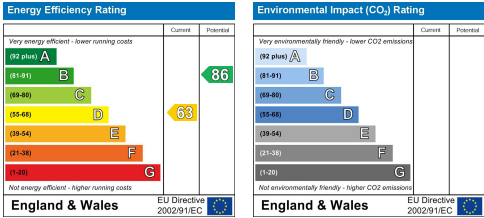


Floor Plan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID988417)  
Produced for Castles Estate Agents

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.



30 Chalkridge Road  
Portsmouth, PO6 2BE

We are pleased to welcome to the market this well presented three bedroom semi detached property with off road parking and garage located on a corner plot in Chalkridge Road, Drayton.

The property is well presented throughout and the ground floor is comprised of an open plan lounge diner to the rear of the home with sliding doors that open up on to the South facing garden. There is a kitchen to the front with plenty of cupboard space and all white goods housed along with pleasant views out over the front garden.

Moving upstairs there are three bedrooms in total all of which are capable of a double bed. The two bedrooms to the front of the property offer great views over the solent. A modern family bathroom completes the first floor accommodation. There is access to the loft via a ladder which is insulated and part boarded.

Externally the property has a garage to the rear with driveway and there is access into the side of the garage via a door from the garden. There is also side access via a gate and a brick built shed for storage along with access into the front gardens.

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

£1,600 Per month



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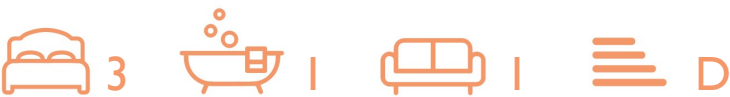
Directors: Charles Tuson | Gary Agar | Sean Wren

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30 Chalkridge Road  
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- THREE BEDROOMS
- OFF ROAD PARKING
- SOLENT VIEWS
- NEW BOILER & RADIATORS
- SEMI DETACHED
- CORNER PLOT
- SOUTH FACING GARDEN
- DRAYTON HILL SLOPES LOCATION

LOUNGE/DINER  
19'8" x 11'1" (6.0 x 3.4)

KITCHEN  
11'5" x 8'6" (3.5 x 2.6)

BEDROOM ONE  
11'1" x 8'10" (3.4 x 2.7)

BEDROOM TWO  
11'1" x 10'5" (3.4 x 3.2)

BEDROOM THREE  
8'6" x 6'10" (2.6 x 2.1)

BATHROOM

GARAGE  
18'8" x 8'10" (5.7 x 2.7)

Lettings Information

Holding Deposit (a maximum of 1 weeks rent): £369.20 based on Advertised Rental to reserve property.

Minimum Rental Term of Six Months

Payable Deposit (a maximum of 5 weeks rent): £1846

Council Tax Band: C

EPC Rating: D

Right To Rent - Each applicant will be subject to the right to rent checks.

This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

