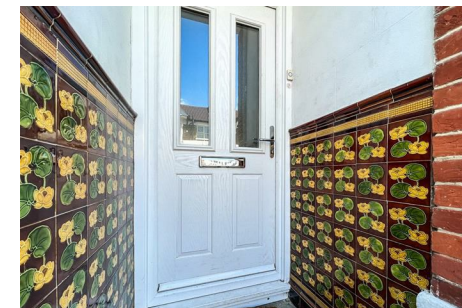


Floor Plan



TOTAL FLOOR AREA: 1518 sq.ft. (141.0 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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**67 Wadham Road**  
**Portsmouth, PO2 9ED**

Castles are pleased to welcome to the market this large three bedroom mid terraced character home in the popular location of Wadham Road, Portsmouth.

The property has a modern feel throughout but has been blended perfectly with the original character and period features still intact. There are high ceilings with wainscoting, victorian cornice and original fireplaces on offer throughout the home.

The ground floor consists of a large lounge room with bay window which can be open plan to the dining room. Further down the entrance hallway you have access into the utility room with added lean to. Modern kitchen breakfast room is at the rear of the property which is open to a bit of office space and double doors opening onto the south facing garden.

Upstairs there are three double bedrooms. The main bedroom out of the three is huge measuring 16ft by 15ft. Bedroom two also has the added bonus of an en-suite shower room. There is a family bathroom that completes the first floor accommodation.

Externally there is a double bay and forecourt to the front of the property with a low maintenance south facing garden to the rear.

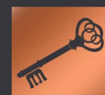
For more information or to arrange a viewing on this property please call Castles today.

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK  
GARY@CASTLESESTATES.CO.UK  
SEAN@CASTLESESTATES.CO.UK

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**Offers over £350,000**

**67 Wadham Road**  
 Portsmouth, PO2 9ED



- THREE DOUBLE BEDROOMS
- PERIOD FEATURES
- HUGE MAIN BEDROOM
- SOUTH FACING GARDEN
- TWO BATHROOMS
- LARGE FAMILY HOME
- GOOD ACCESS LINKS
- WELL PRESENTED THROUGHOUT

**LOUNGE**  
 15'8" x 12'5" (4.8 x 3.8)

**DINING ROOM**  
 12'1" x 10'5" (3.7 x 3.2)

**UTILITY ROOM**  
 8'2" x 7'2" (2.5 x 2.2)

**KITCHEN**  
 14'9" x 10'9" (4.5 x 3.3)

**STUDY**  
 9'10" x 7'10" (3.0 x 2.4)

**BEDROOM ONE**  
 16'4" x 15'5" (5.0 x 4.7)

**BEDROOM TWO**  
 11'9" x 10'9" (3.6 x 3.3)

**EN-SUITE SHOWER ROOM**  
 6'10" x 2'3" (2.1 x 0.7)

**BEDROOM THREE**  
 12'1" x 10'5" (3.7 x 3.2)

**BATHROOM**  
 9'2" x 8'2" (2.8 x 2.5)

**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.

**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. 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.

