

Floor Plan



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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14 Parry Close
Portsmouth, PO6 4SL

We are pleased to welcome to the market this two bedroom semi detached property with off road parking in the popular location of Parry Close.

This home would make a perfect first time buy for anyone looking to get their foot on the ladder.

The ground floor consists of a kitchen with access out to the garden and a lounge diner which opens into a conservatory. There is also a downstairs w/c.

Moving upstairs there are two double bedrooms and a recently fitted family bathroom.

Externally you have off road parking for two cars to the front and a generous rear garden with a courtyard area to the side of the property.

Portchester village shops are a short walk away and so is the waterfront.

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

Offers over £260,000

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 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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(21 plus) A	
(81-91) B		(11-21) B	
(69-80) C		(8-10) C	
(55-68) D		(7-9) D	
(39-54) E		(6-7) E	
(21-38) F		(5) F	
(1-20) G		(4) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
87			
69			

England & Wales EU Directive 2002/91/EC

14 Parry Close

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- TWO BEDROOMS
- PERFECT FIRST TIME BUY
- CLOSE TO PORTCHESTER VILLAGE
- OFF ROAD PARKING
- NEW BATHROOM
- CLOSE TO WATERFRONT

LOUNGE/DINER

12'1" x 13'9" (3.7 x 4.2)

KITCHEN

5'6" x 14'5" (1.7 x 4.4)

CONSERVATORY

9'10" x 6'10" (3.0 x 2.1)

BEDROOM 1

12'1" x 9'6" (3.7 x 2.9)

BEDROOM 2

10'9" x 8'6" (3.3 x 2.6)

BATHROOM

5'6" x 7'6" (1.7 x 2.3)

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.

