

Floor Plan



TOTAL FLOOR AREA : 1332 sq.ft. (123.7 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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70 Lovett Road
Portsmouth, PO3 5EX

We are pleased to welcome to the market this three/four bedroom mid terrace property with off road parking for two vehicles to the rear in the popular Copnor location of Lovett Road.

The ground floor consists of a lounge room, dining room, office and thanks to a rear extension there is now a large modern fitted kitchen across the rear with access to a downstairs w/c.

Moving up to the first floor there are three bedrooms, two of which are large doubles and a family bathroom.

Due to a loft conversion there is now a usable room up there.

Externally the rear garden is South facing with decked and shingled areas with access to a summer house/shed. Behind here is the off road parking which is accessible via a gate.

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

Offers over £315,000

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 firms 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		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(10-10) C	
(55-68) D		(10-10) D	
(39-54) E		(10-10) E	
(21-38) F		(10-10) F	
(1-20) G		(10-10) 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

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70 Lovett Road

Portsmouth, PO3 5EX



- FOUR BEDROOMS
- OFF ROAD PARKING TO REAR
- MODERN FITTED KITCHEN
- SOUTH FACING GARDEN
- MID TERRACE
- TWO RECEPTION ROOMS
- LOFT CONVERSION
- REAR EXTENSION

LOUNGE

12'5" x 14'1" (3.8 x 4.3)

OFFICE

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

DINING ROOM

10'9" x 10'9" (3.3 x 3.3)

KITCHEN

13'1" x 10'9" (4.0 x 3.3)

W/C

2'7" x 6'6" (0.8 x 2.0)

BATHROOM

5'10" x 5'10" (1.8 x 1.8)

BEDROOM 1

11'1" x 13'9" (3.4 x 4.2)

BEDROOM 2

12'1" x 11'1" (3.7 x 3.4)

BEDROOM 3

6'6" x 7'6" (2.0 x 2.3)

LOFT ROOM

14'1" x 11'5" (4.3 x 3.5)

OUTSIDE STORAGE

13'1" x 8'2" (4.0 x 2.5)

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.

