Floor Plan

TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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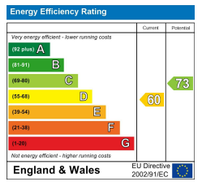
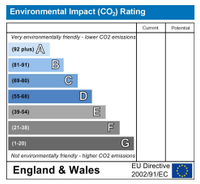
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.





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CASTLES
ESTATE AGENTS

85 Newbolt Road

Portsmouth, PO6 4JF

We are pleased to welcome to the market this three bedroom end of terrace property with off road parking located in Newbolt Road, Paulsgrove.

The property is extremely well presented throughout and the ground floor consists of a modern open plan kitchen diner across the rear with french doors opening out onto the large south facing garden. A generous lounge room is situated to the front of the home.

Moving upstairs there are three bedrooms, two of which are doubles and a modern family bathroom.

Externally there is front garden and driveway for two cars down the side. The rear garden is a generous size and is South facing so plenty of sunshine throughout the day. There are two brick built sheds for storage.

Please be aware this property is of non standard construction.

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

Offers over £250,000

85 Newbolt Road

Portsmouth, PO6 4JF

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- THREE BEDROOMS
- LARGE SOUTH FACING GARDEN
- MODERN BATHROOM
- END OF TERRACE
- CLOSE TO LOCAL SHOPS
- OFF ROAD PARKING
- MODERN KITCHEN
- OPEN PLAN KITCHEN DINER
- IDEAL FIRST TIME BUYER HOME
- CLOSE TO TRANSPORT LINKS

LOUNGE
13'9" x 12'5" (4.2 x 3.8)

KITCHEN/DINER
21'3" x 9'2" (6.5 x 2.8)

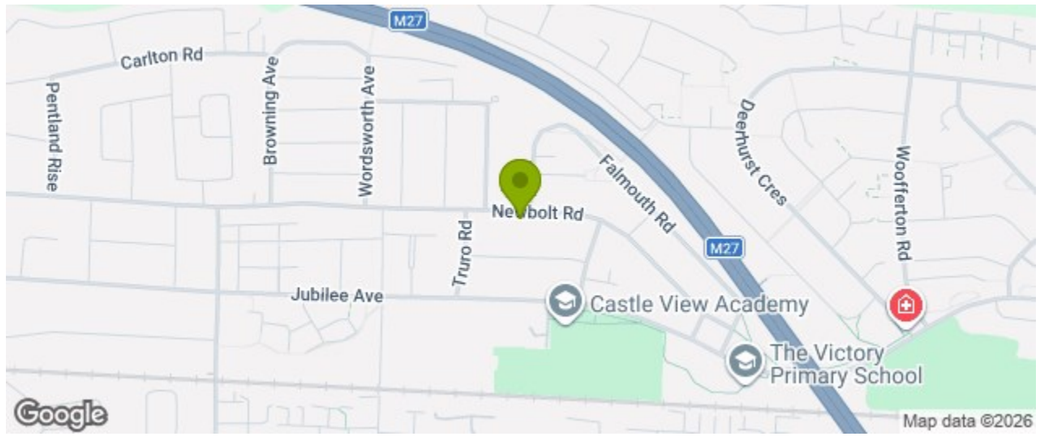
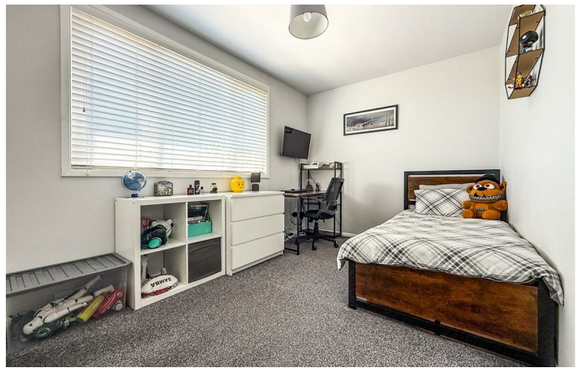
BATHROOM
6'10" x 5'6" (2.1 x 1.7)

BEDROOM 1
10'9" x 12'1" (3.3 x 3.7)

BEDROOM 2
14'1" x 8'10" (4.3 x 2.7)

BEDROOM 3
8'6" x 9'2" (2.6 x 2.8)

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.