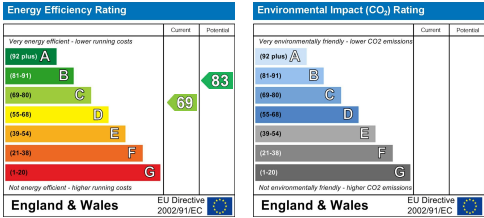


Floor Plan



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.



8 Almondsbury Road
Portsmouth, PO6 4NF

We are pleased to welcome to the market this two bedroom semi detached property situated on a large corner plot with off road parking in Almondsbury Road, Paulsgrove.

The property is well presented throughout and the owners have undertaken a fair bit of work during their tenure. The ground floor consists of a lounge room to the front, open plan kitchen diner to the rear with a further reception room also at the rear with sliding doors opening onto the garden. There is also a downstairs shower room.

Moving upstairs you have two double bedrooms and a modern family bathroom.

Externally there is an abundance of outside space as the property sits on a large corner plot with off road parking via a hard stand accessible down the side. The garden is made up of lawns and paved areas with shed for storage.

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

Offers over £275,000



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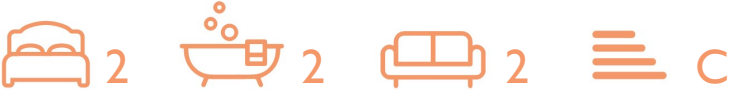
www.castlestates.co.uk



2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson & Gary Agar
Company Number: 12821075
VAT Number: 356389459

8 Almondsbury Road
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- LARGE CORNER PLOT
- TWO BEDROOMS
- TWO BATHROOMS
- OFF ROAD PARKING
- FRONT & REAR GARDENS
- OPEN PLAN KITCHEN DINER

- LOUNGE**
10'9" x 15'5" (3.3 x 4.7)
- DINING ROOM**
9'10" x 15'5" (3.0 x 4.7)
- KITCHEN**
10'2" x 23'7" x 8'10" (3.1 x 7.2 x 2.7)
- SHOWER ROOM**
4'7" x 4'7" (1.4 x 1.4)
- BEDROOM 1**
11'5" x 10'5" (3.5 x 3.2)
- BEDROOM 2**
10'9" x 10'9" (3.3 x 3.3)
- BATHROOM**
5'10" x 5'2" (1.8 x 1.6)

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.

