

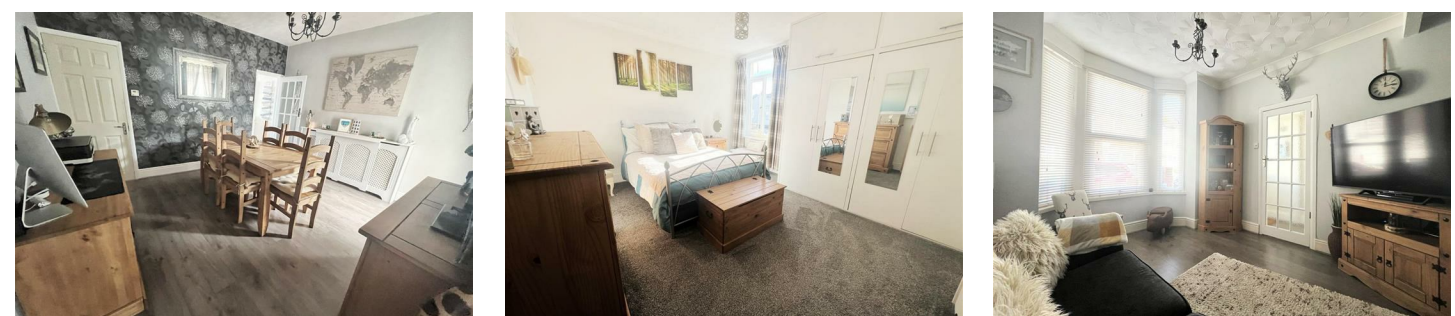
Floor Plan



TOTAL FLOOR AREA: 900 sq.ft. (83.6 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 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		(20 plus) A	
(81-91) B		(15-20) B	
(69-80) C		(10-15) C	
(55-68) D		(8-10) D	
(39-54) E		(6-8) E	
(21-38) F		(4-6) F	
(1-20) G		(1-4) 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



109 Knox Road
Portsmouth, PO2 8JJ

We are pleased to welcome to the market this well presented two double bedroom mid terrace house located in Knox Road, North End.

The property has undergone a fair bit of refurbishment and now features a well presented Lounge and separate Dining Room which in turn flows through to a modern fitted kitchen. This home also boasts a Ground Floor 4-Piece bathroom.

Moving upstairs there are two double bedrooms.

Externally the front of the property features a forecourt and to the rear there is a courtyard garden.

This property would make a great first time purchase for anyone looking to get their foot onto the ladder.

For any investors looking to add a rental property to their portfolio can expect a monthly rental return of approximately £950-1000pcm.

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

Offers over £225,000

109 Knox Road

Portsmouth, PO2 8JJ



- TWO DOUBLE BEDROOMS
- WELL PRESENTED
- MODERN BATHROOM
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- PERFECT FIRST TIME BUY

LOUNGE
12'1" x 9'10" (3.7 x 3.0)

DINER
11'5" x 13'1" (3.5 x 4.0)

KITCHEN
11'9" x 7'10" (3.6 x 2.4)

BATHROOM
9'2" x 7'6" (2.8 x 2.3)

BEDROOM 1
11'5" x 13'1" (3.5 x 4.0)

BEDROOM 2
9'10" x 13'1" (3.0 x 4.0)

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.

