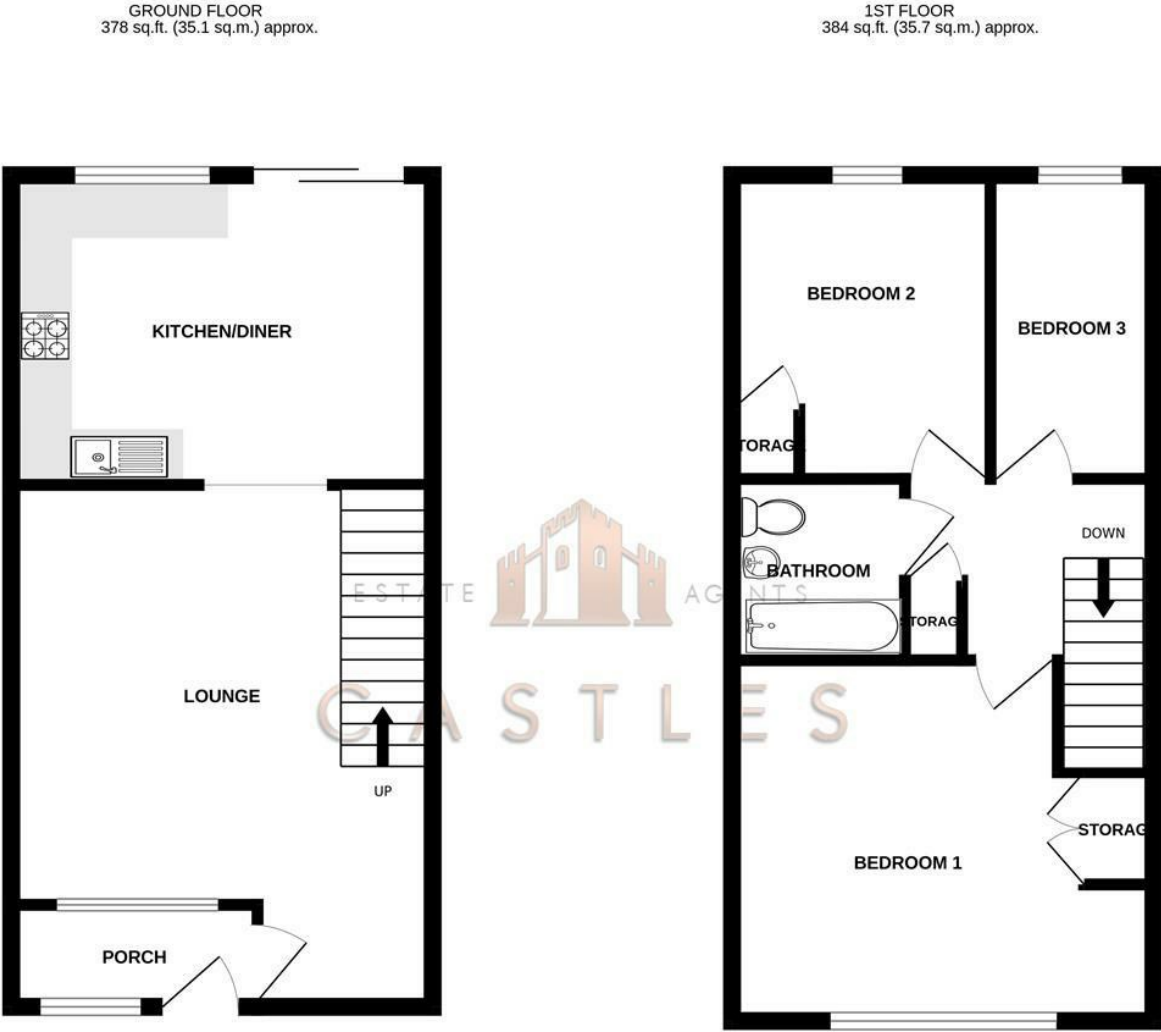


Floor Plan

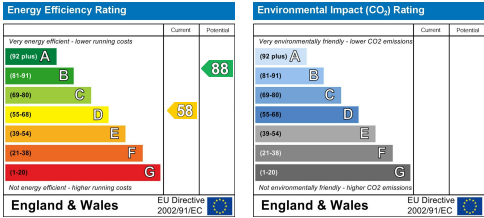


TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

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.



76 Southampton Road
Portsmouth, PO6 4RX

We are pleased to welcome to the market this three bedroom mid terraced property with off road parking to the rear.

The ground floor of the property consists of an entrance porch, spacious lounge which is open plan to the modern fitted kitchen diner with sliding doors opening onto the garden space.

Moving upstairs there are three bedrooms, two of which are generous double bedrooms. The primary bedrooms benefits from solent views. A modern fitted family bathroom completes the first floor accommodation.

Externally there is a front garden with pathway leading to the house, the rear garden os landscaped and all paved with steps out the rear gate leading to the parking.

The property is unfurnished and available to be let now.

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

£1,600 Per month

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



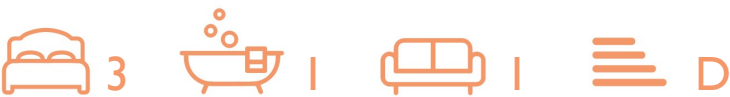
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- SOLENT VIEWS
- WELL PRESENTED
- MODERN KITCHEN
- CLOSE TO LOCAL SHOPS
- THREE BEDROOMS
- OFF ROAD PARKING AT REAR
- LANDSCAPED GARDEN
- AVAILABLE NOW

LOUNGE
13'9" x 13'9" (4.2 x 4.2)

KITCHEN/DINER
13'9" x 10'2" (4.2 x 3.1)

BATHROOM
5'6" x 5'10" (1.7 x 1.8)

BEDROOM 1
13'9" x 11'9" (4.2 x 3.6)

BEDROOM 2
8'2" x 9'10" (2.5 x 3.0)

BEDROOM 3
5'2" x 9'10" (1.6 x 3.0)

Lettings Information

Holding Deposit (a maximum of 1 weeks rent): £369.23 based on Advertised Rental to reserve property.

Minimum Rental Term of Six Months

Payable Deposit (a maximum of 5 weeks rent): £1846

Council Tax Band: C

EPC Rating: D

Right To Rent - Each applicant will be subject to the right to rent checks.

This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

