



Floor Plan

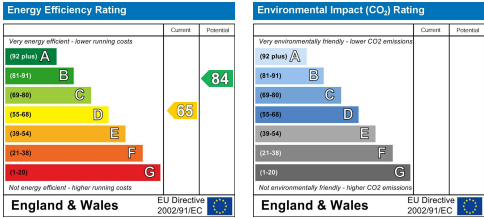


TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

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.



97 Knox Road

Portsmouth, PO2 8JJ

We are pleased to welcome to the market this two bedroom mid terrace bay and forecourt property located in Knox Road, Portsmouth.

Th property is extremely well presented throughout and the ground floor consists of dining room to the front with bay window, lounge in the centre featuring wood burner, modern fitted kitchen and modern family bathroom to the rear both benefitting from under floor heating. There is a utility/lean to down the side for extra storage also leading out to the low maintenance south facing garden.

Moving upstairs there are two double bedrooms with storage.

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

Offers over £225,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK
GARY@CASTLESESTATES.CO.UK
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

97 Knox Road
Portsmouth, PO2 8JJ



- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- SOUTH FACING GARDEN
- UTILITY ROOM

DINING ROOM
9'10" x 9'10" (3.0 x 3.0)

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

KITCHEN
8'2" x 10'9" (2.5 x 3.3)

BATHROOM
8'2" x 10'9" (2.5 x 3.3)

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

BEDROOM 2
13'1" x 10'2" (4.0 x 3.1)

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.

