

Floor Plan

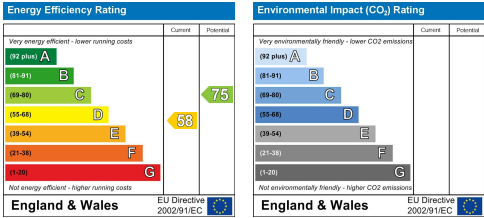


TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.

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.



17 Randolph Road

Portsmouth, PO2 0NL

We are pleased to welcome to the market this three bedroom semi detached property located in Randolph Road, Portsmouth.

The property has undergone a full transformation under the owners tenure. The ground floor consists of a generous lounge room to the front of the home featuring wood burner and bay window. Accessible from the entrance hallway is a downstairs w/c. To the rear in the extension is a large open plan kitchen - diner and living all wrapped into one with island, bi-folds across the rear and roof lantern.

Moving upstairs there are three bedrooms and a modern family bathroom.

Externally there is bay and forecourt to the front and side access to the rear garden. The rear garden is well maintained and features patio for seating and jacuzzi, raised flower beds and astro with summer house at the bottom.

For more information or to arrange a viewing on this wonderful Portsmouth home please call Castles today.

Offers over £350,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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PO16 9QD



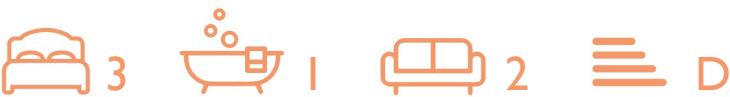
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Portsmouth, PO2 0NL



- THREE BEDROOMS
- MODERN BATHROOM
- JACUZZI & PATIO
- CLOSE TO LOCAL SHOPS
- OPEN PLAN KITCHEN DINER
- SOUTH WEST FACING GARDEN
- SUMMER HOUSE
- SEMI DETACHED

LOUNGE
12'1" x 14'5" (3.7 x 4.4)

KITCHEN DINER
18'0" x 17'0" x 20'0" (5.5 x 5.2 x 6.1)

W/C

BEDROOM ONE
12'5" x 14'5" (3.8 x 4.4)

BEDROOM TWO
10'5" x 12'1" (3.2 x 3.7)

BEDROOM THREE
8'10" x 9'2" (2.7 x 2.8)

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

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 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.

