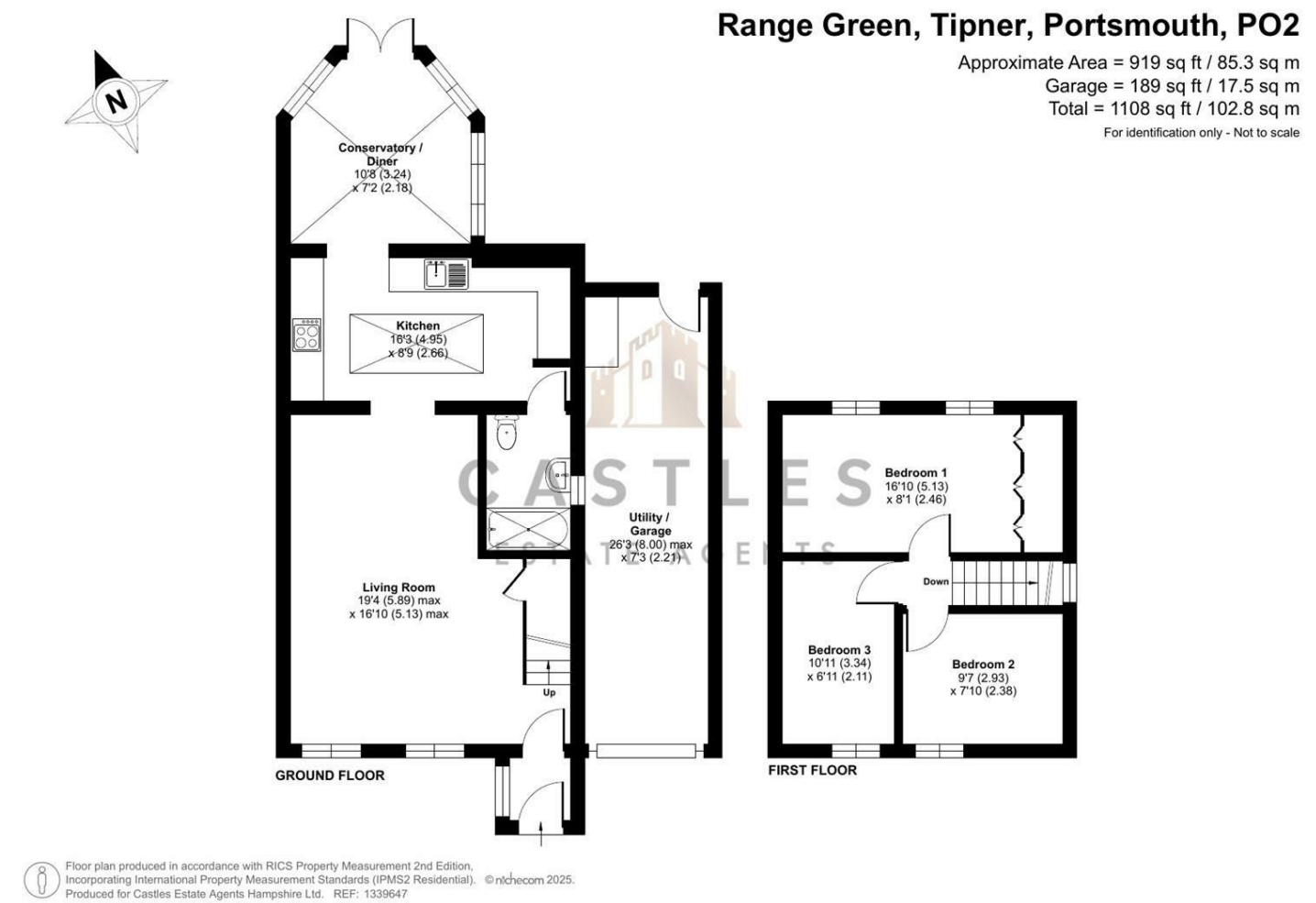


Floor Plan



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 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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(32 plus) A			(92 plus) A
(15-31) B			(71-91) B
(8-14) C			(59-70) C
(5-7) D			(35-58) D
(19-24) E			(28-34) E
(1-18) F			(21-27) F
(1-10) G			(1-20) 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



4 Range Green
Portsmouth, PO2 8RE

We are pleased to welcome to the market this exceptional three bedroom end of terrace property with off road parking for three vehicles and a garage in the popular location of Range Green, Tipner, Portsmouth.

The property has undergone a full transformation under the current owners tenure and the ground floor consists of a large sitting room, open plan modern fitted kitchen with glass roof lantern flooding the space with natural light. This is also open plan to the rear conservatory and dining area. A modern fitted bathroom completes the ground floor accommodation.

Moving upstairs there are three bedrooms all of which are of fair proportions.

Externally the property benefits from a driveway for three cars to the front. A garage and utility room stretching 8 metres in length down the side and rear garden is all landscaped featuring astro turf, resin patios for seating and pond.

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

Offers over £325,000

4 Range Green
Portsmouth, PO2 8RE



- THREE BEDROOMS
- GARAGE
- LANDSCAPED GARDEN
- NO WORK NEEDED
- END OF TERRACE
- OFF ROAD PARKING X 3
- MODERN THROUGHOUT
- GREAT FIRST TIME BUYER HOME

LIVING ROOM
19'0" x 16'8" (5.8 x 5.1)

KITCHEN
16'0" x 8'6" (4.9 x 2.6)

CONSERVATORY / DINER
10'5" x 6'10" (3.2 x 2.1)

BATHROOM

BEDROOM ONE
16'8" x 7'10" (5.1 x 2.4)

BEDROOM TWO
9'6" x 7'6" (2.9 x 2.3)

BEDROOM THREE
10'9" x 6'10" (3.3 x 2.1)

GARAGE / UTILITY
26'2" x 7'2" (8.0 x 2.2)

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.

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.

