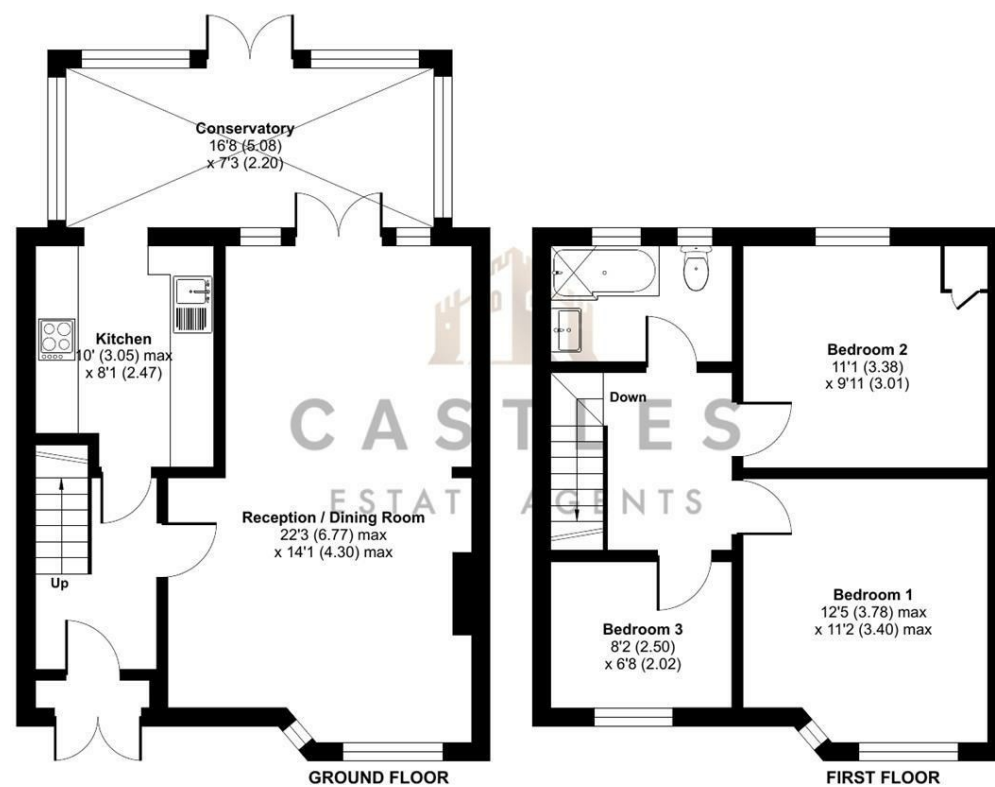




Approximate Area = 986 sq ft / 91.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©n1checom 2025.
Produced for Castles Estate Agents Hampshire Ltd. REF: 1346657

Energy Efficiency Rating

Source	Current (%)	EU Directive 2009/28/EC (%)	Efficiency Rating
Very energy efficient - lower running costs	65	75	A
(92 plants)			
(51-91)			B
(69-90)			C
(55-68)			D
(39-54)			E
(21-38)			F
<20			G

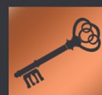
Environmental Impact (CO₂) Rating

Source	Current (%)	EU Directive 2009/28/EC (%)	CO ₂ Rating
Very environmentally friendly - lower CO ₂ emissions	65	75	A
(92 plants)			
(51-91)			B
(69-90)			C
(55-68)			D
(39-54)			E
(21-38)			F
<20			G

England and Wales

EU Directive 2009/28/EC

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



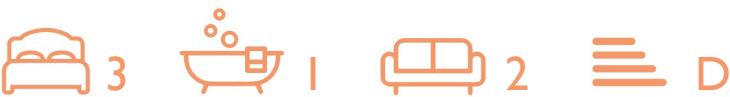
CHARLES@CASTLESESTATES.CO.UK
GARY@CASTLESESTATES.CO.UK
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



Offers over £350,000

55 Waterworks Road
Portsmouth, PO6 1NH



- THREE BEDROOMS
- MODERN KITCHEN
- LARGE CONSERVATORY
- OFF ROAD PARKING
- NO FORWARD CHAIN
- CLOSE TO LOCAL SHOPS

RECEPTION ROOM / DINING
21'11" x 14'1" (6.7 x 4.3)

KITCHEN
9'10" x 7'10" (3.0 x 2.4)

CONSERVATORY
16'4" x 7'2" (5.0 x 2.2)

BEDROOM ONE
12'1" x 11'1" (3.7 x 3.4)

BEDROOM TWO
10'9" x 9'10" (3.3 x 3.0)

BATHROOM

BEDROOM THREE
8'2" x 6'6" (2.5 x 2.0)

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.

