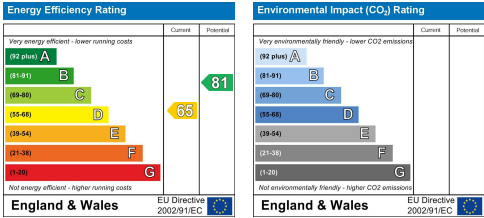


Floor Plan



TOTAL FLOOR AREA: 894 sq.ft. (83.0 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.



16 Farmlea Road
Portsmouth, PO6 4SG

We are pleased to welcome to the market this three bedroom mid terrace property with garage located in Farmlea Road, Portsmouth. This property is being sold with No Forward Chain.

Upon entering the home there is an entrance hallway which leads in to the main living space. There is an open plan lounge diner with access to the modern fitted kitchen along with the large conservatory on the rear.

Moving upstairs there are three bedrooms and a family bathroom.

Externally the property has a small front garden, fair sized rear garden with rear access and a garage.

The property is a short walk to Port Solent and The Waterfront with North Harbour shops and Portchester village a short walk away.

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

Asking price £285,000

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

16 Farmlea Road
Portsmouth, PO6 4SG



- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- NO FORWARD CHAIN
- CLOSE TO PORTCHESTER SHOPS
- GARAGE
- LARGE CONSERVATORY
- CLOSE TO PORT SOLENT
- IDEAL FIRST TIME BUY

LOUNGE DINER
23'11" x 12'5" (7.3 x 3.8)

KITCHEN
7'10" x 7'6" (2.4 x 2.3)

CONSERVATORY
13'5" x 9'6" (4.1 x 2.9)

BEDROOM ONE
14'5" x 8'6" (4.4 x 2.6)

BEDROOM TWO
9'2" x 8'6" (2.8 x 2.6)

BEDROOM THREE
9'10" x 6'6" (3 x 2)

BATHROOM
6'6" x 5'10" (2.0 x 1.8)

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.

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.

