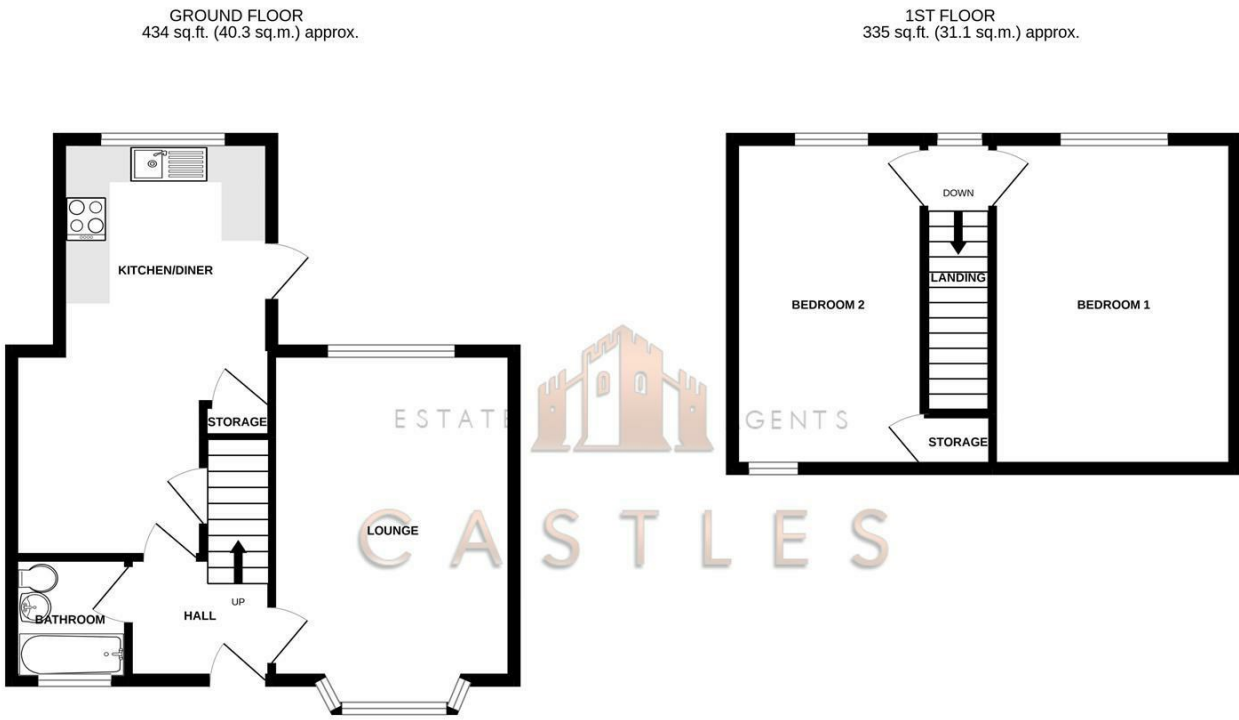




Floor Plan

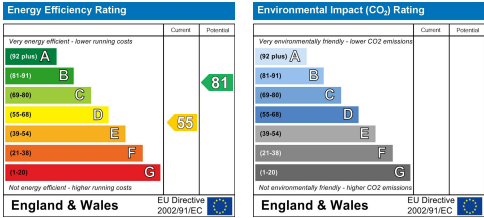


TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

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.



77 Cheltenham Road  
Portsmouth, PO6 3PY

We are pleased to welcome to the market this well presented two bedroom mid terrace property with off road parking for four vehicles located in Cheltenham Road, Paulsgrove.

The ground floor of the home consists of an open plan modern fitted kitchen diner along with lounge room and bathroom.

Moving upstairs there are two double bedrooms. One of these benefits from built in wardrobes.

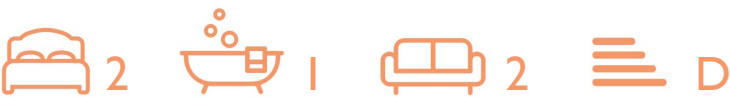
Externally the property benefits from a sunny south facing garden with summer house. The summer house provides seating space, bar area and pool table with bi-fold doors. There is a driveway to the front for plenty of off road parking.

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

Offers over £250,000



77 Cheltenham Road  
Portsmouth, PO6 3PY



- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- SOUTH FACING GARDEN
- IDEAL FIRST TIME BUY
- SUMMER HOUSE IN GARDEN
- MODERN KITCHEN
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN DINER
- RECENTLY DECORATED

**LOUNGE**  
14'9" x 10'9" (4.5 x 3.3)

**KITCHEN DINER**  
18'8" x 9'2" (5.7 x 2.8)

**BATHROOM**  
5'6" x 4'7" (1.7 x 1.4)

**BEDROOM ONE**  
14'9" x 10'9" (4.5 x 3.3)

**BEDROOM TWO**  
14'9" x 8'10" (4.5 x 2.7)

**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.

