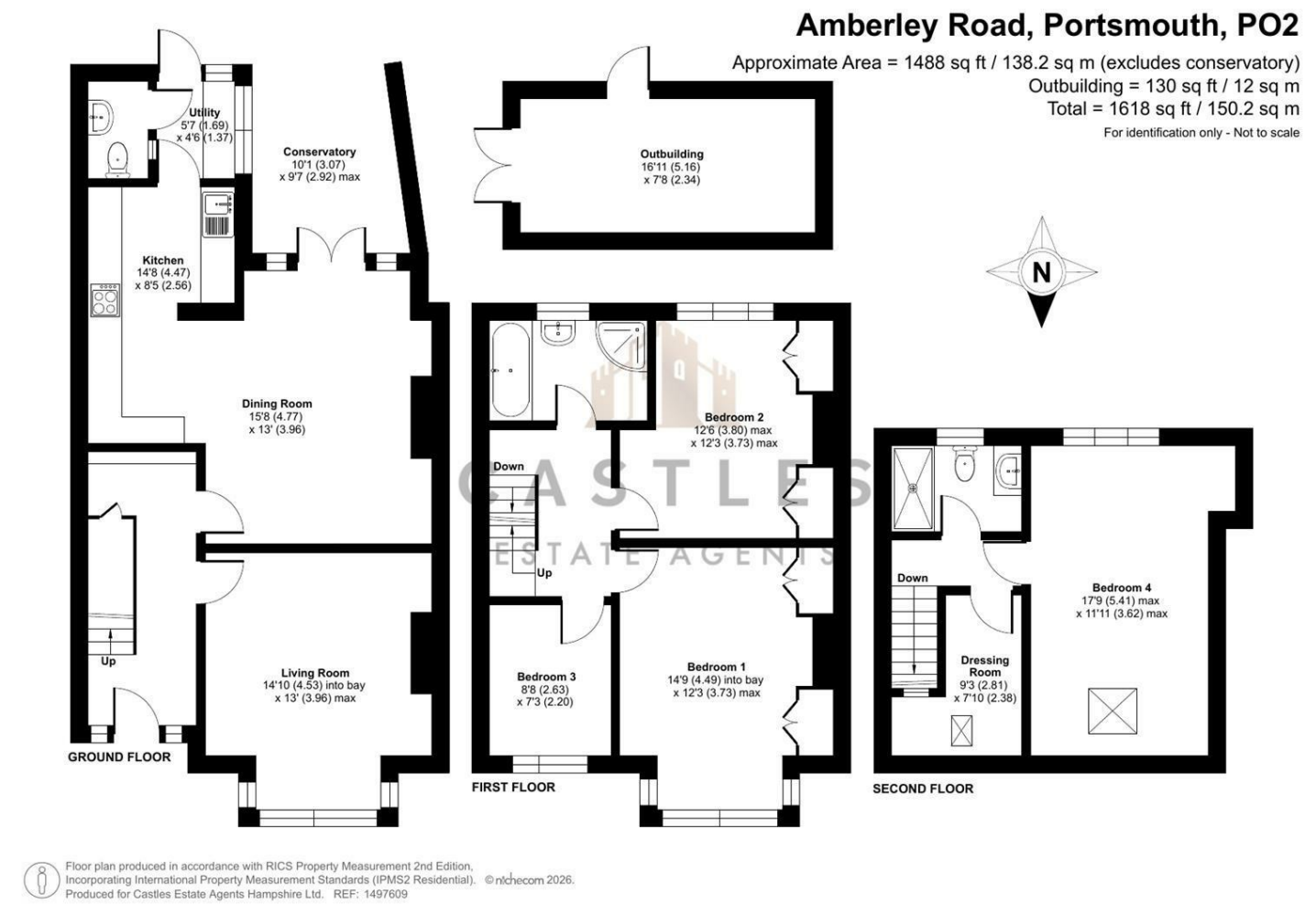
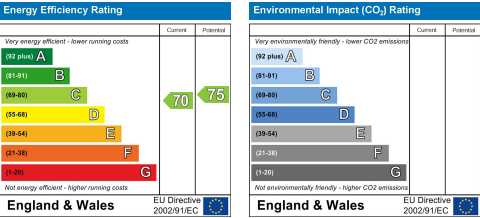




Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



88 Amberley Road  
Portsmouth, PO2 0TQ

We are pleased to welcome to the market this charming four bedroom semi detached family home with garage in the popular Portsmouth location of Amberley Road.

The property is presented to a wonderful standard by the current owners and the ground floor consists of an entrance hall, spacious lounge room to the front of the home a large bay window featuring shutters and wood burner. To the rear of the property is open plan living and dining capabilities open plan to the kitchen area. From here you have access into utility and w/c.

Moving up to the first floor there are three bedrooms, two of which a generous double rooms with high ceilings and built in wardrobes. A modern four piece family bathroom completes this levels accommodation. Up on the second floor into the loft conversion there is a primary bedroom suite with access to a dressing room/office space and adjoining shower room.

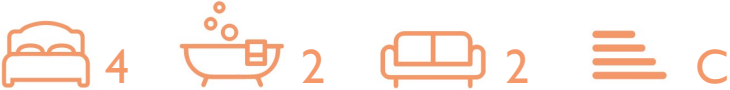
Externally there is double bay and forecourt to the front of the property, shared driveway and garage to the side and the rear garden is landscaped and South facing so plenty of sunshine throughout the day.

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

Offers in excess of £435,000



88 Amberley Road  
Portsmouth, PO2 0TQ



- FOUR BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- GARAGE
- SEMI DETACHED
- IMMACULATE HOME
- SOUTH FACING GARDEN
- LARGE FAMILY HOME

- LIVING ROOM**  
14'9" x 12'9" (4.5 x 3.9)

**DINING ROOM**  
15'5" x 12'9" (4.7 x 3.9)

**KITCHEN**  
14'5" x 8'2" (4.4 x 2.5)

**UTILITY & W/C**  
5'2" x 4'3" (1.6 x 1.3)

**CONSERVATORY**  
9'10" x 9'6" (3.0 x 2.9)

**BEDROOM ONE**  
14'5" x 12'1" (4.4 x 3.7)

**BEDROOM TWO**  
12'5" x 12'1" (3.8 x 3.7)

**BEDROOM THREE**  
8'6" x 7'2" (2.6 x 2.2)

**BATHROOM**
- BEDROOM FOUR**  
17'8" x 11'9" (5.4 x 3.6)

**Walk in Wardrobe/Office**  
9'2" x 7'6" (2.8 x 2.3)

**EN-SUITE SHOWER ROOM**

**GARAGE**  
16'8" x 7'6" (5.1 x 2.3)

**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.

