

Floor Plan



TOTAL FLOOR AREA: 2445 sq.ft. (227.2 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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29 Southdown Road
Portsmouth, PO6 2ED

**** THREE BED SEMI DETACHED + GARAGE IN DRAYTON *****

Castles are pleased to welcome to the market this three bedroom semi detached property in the popular location of Southdown Road, Drayton.

The property is a fair size and would make a lovely family home after a little modernisation. The ground floor consists of two large reception rooms, kitchen, utility room with downstairs w/c and lean to.

Upstairs there are three large bedroom and a family bathroom.

The property has potential to be extended externally and in the loft and also has potential to be opened up to a more open plan layout.

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

Offers over £360,000

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	Current	Potential
Very energy efficient - lower running costs A (82-91)		Very environmentally friendly - lower CO ₂ emissions A (82-91)	
B (69-81)		B (69-81)	
C (55-68)		C (55-68)	
D (41-54)		D (41-54)	
E (29-40)		E (29-40)	
F (13-28)		F (13-28)	
G (1-12)		G (1-12)	
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

DIRECTORS

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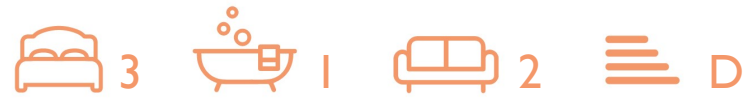


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- THREE BEDROOM
- DRAYTON
- LARGE FAMILY HOME
- POTENTIAL FOR LARGE LOFT CONVERSION
- SEMI DETACHED
- GARAGE
- POTENTIAL TO EXTEND
- POPULAR LOCATION

LOUNGE
15'10" x 13'1" (4.83 x 4.01)

DINING ROOM
13'10" x 11'1" (4.22 x 3.4)

KITCHEN
12'7" x 7'6" (3.84 x 2.31)

UTILITY ROOM
9'1" x 4'7" (2.79 x 1.42)

DOWNSTAIRS W/C

LEAN TO
10'9" x 6'3" (3.3 x 1.91)

BEDROOM ONE
15'10" x 13'1" (4.85 x 4.01)

BEDROOM TWO
13'5" x 11'3" (4.09 x 3.45)

BEDROOM THREE
11'10" x 7'8" (3.61 x 2.34)

BATHROOM
6'9" x 5'10" (2.08 x 1.79)

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.

