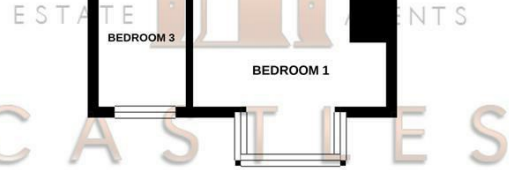
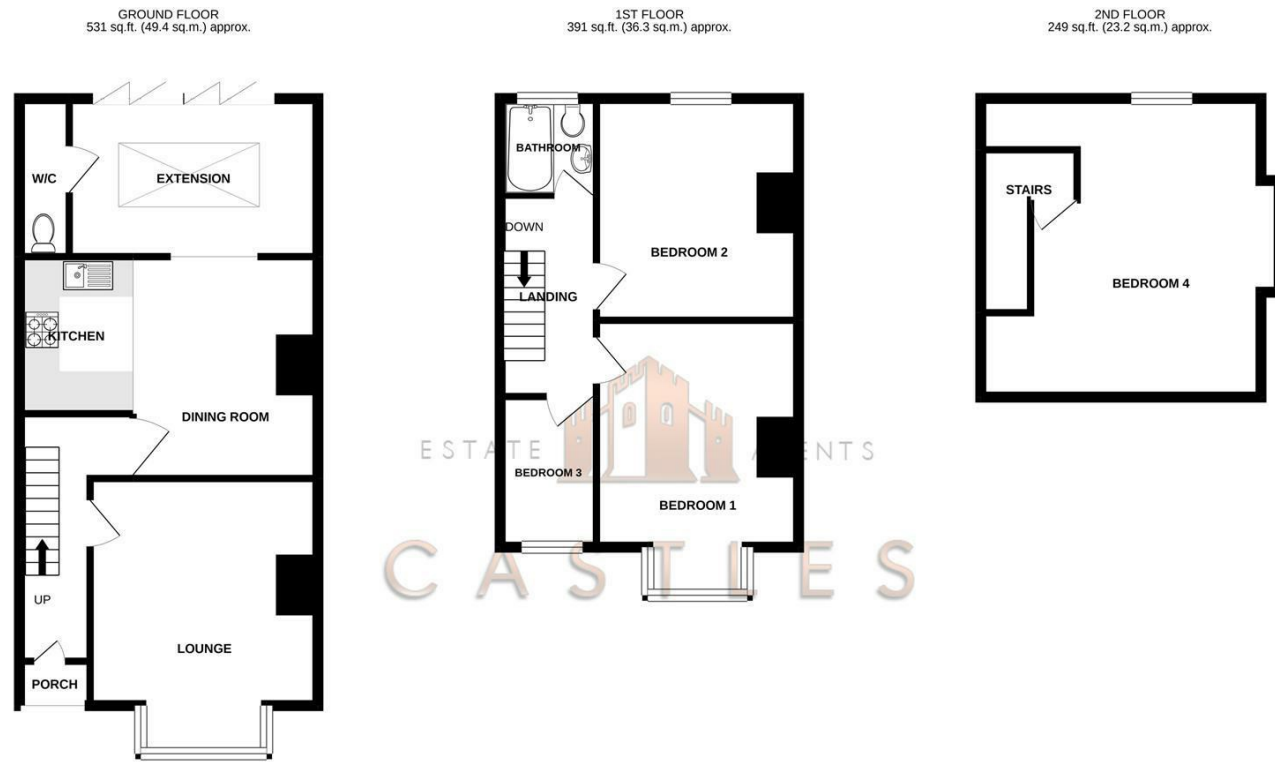


Floor Plan



TOTAL FLOOR AREA: 1172 sq.ft. (108.8 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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**65 Lichfield Road
Portsmouth, PO3 6DF**

Castles are pleased to welcome to the market this completely refurbished four bedroom property with garage located on a corner plot in the popular Lichfield Road, Baffins.

This property has been completely renovated from top to bottom to an exceptional standard. There is a new extension to the rear with bi-folding doors and skylight, along with a new loft conversion creating a fourth bedroom. New electrics and a new combi boiler have also been installed.

The ground floor consists of a large lounge room to the front, brand new kitchen open plan to the dining room featuring new integrated white good. These include fridge freezer, dishwasher and a washing machine in the utility which are included in the sale. The dining room is now open in to the extension providing a third reception room with access to the w/c and utility room.

Moving up to the first floor there are three bedrooms and brand new bathroom suite. Stairs now go up into the recently added loft conversion providing a large fourth bedroom.

Externally the property has a front garden and rear garden which is south east facing with side access and a garage at the rear. This allows you to comfortably park two vehicles, one internally and also have across the entrance.

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

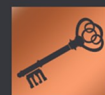
Offers over £340,000

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
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

65 Lichfield Road
 Portsmouth, PO3 6DF



- FOUR BEDROOMS
- NEW EXTENSION WITH BI-FOLDS & SKYLIGHT
- GARAGE
- BRAND NEW BOILER
- BRAND NEW BATHROOM
- COMPLETELY REFURBISHED
- NEW LOFT CONVERSION
- CORNER PLOT
- BRAND NEW KITCHEN
- EXCEPTIONAL HOME

ENTRANCE HALLWAY
 13'1" x 5'2" (4.0 x 1.6)

LOUNGE
 14'9" x 12'3" (4.52 x 3.74)

DINING ROOM
 11'11" x 9'11" (3.65 x 3.04)

KITCHEN
 8'5" x 6'0" (2.58 x 1.85)

EXTENSION
 10'9" x 8'6" (3.3 x 2.6)

WC / UTILITY
 8'2" x 2'7" (2.5 x 0.8)

BEDROOM ONE
 14'9" x 10'10" (4.52 x 3.32)

BEDROOM TWO
 12'2" x 10'0" (3.71 x 3.05)

BEDROOM THREE
 8'1" x 6'7" (2.48 x 2.01)

BATHROOM
 5'2" x 5'2" (1.59 x 1.58)

BEDROOM FOUR (LOFT CONVERSION)
 16'4" x 16'0" (5.0 x 4.9)

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.

