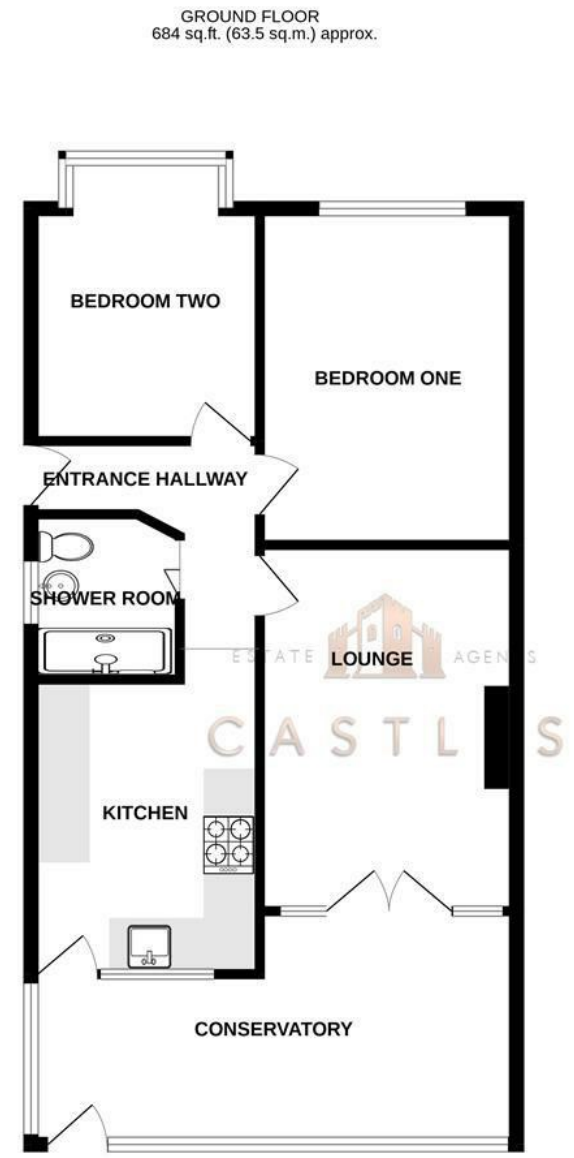


Floor Plan



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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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123 Newbolt Road
Portsmouth, PO6 4NS

Castles are pleased to welcome to the market this well presented two bedroom bungalow with off road parking and garage situated in Newbolt Road, Paulsgrove.

The property has been modernised throughout to a fantastic standard and is comprised of two double bedrooms, lounge room, kitchen, shower room and a conservatory across the rear.

Externally there is off road parking for two cars to the front and a garage to the rear. There is a South facing rear garden which is part paved part astro turf with rear access also.

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

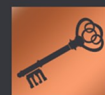
Offers over £300,000

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		Very environmentally friendly - lower CO ₂ emissions	
<small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC		<small>Not environmentally friendly - higher CO₂ emissions</small> England & Wales EU Directive 2002/91/EC	

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

123 Newbolt Road

Portsmouth, PO6 4NS



- TWO BEDROOMS
- OFF ROAD PARKING AT FRONT
- MODERN FINISH THROUGHOUT
- CLOSE TO LOCAL SHOPS
- BUNGALOW
- GARAGE AT REAR
- SOUTH FACING GARDEN
- NO WORK NEEDED

LOUNGE

13'9" x 9'10" (4.2 x 3.0)

KITCHEN

12'1" x 8'10" (3.7 x 2.7)

BATHROOM

6'2" x 5'6" (1.9 x 1.7)

BEDROOM ONE

13'1" x 9'10" (4.0 x 3.0)

BEDROOM TWO

12'1" x 8'10" (3.7 x 2.7)

CONSERVATORY

19'8" x 5'10" (6.0 x 1.8)

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. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

