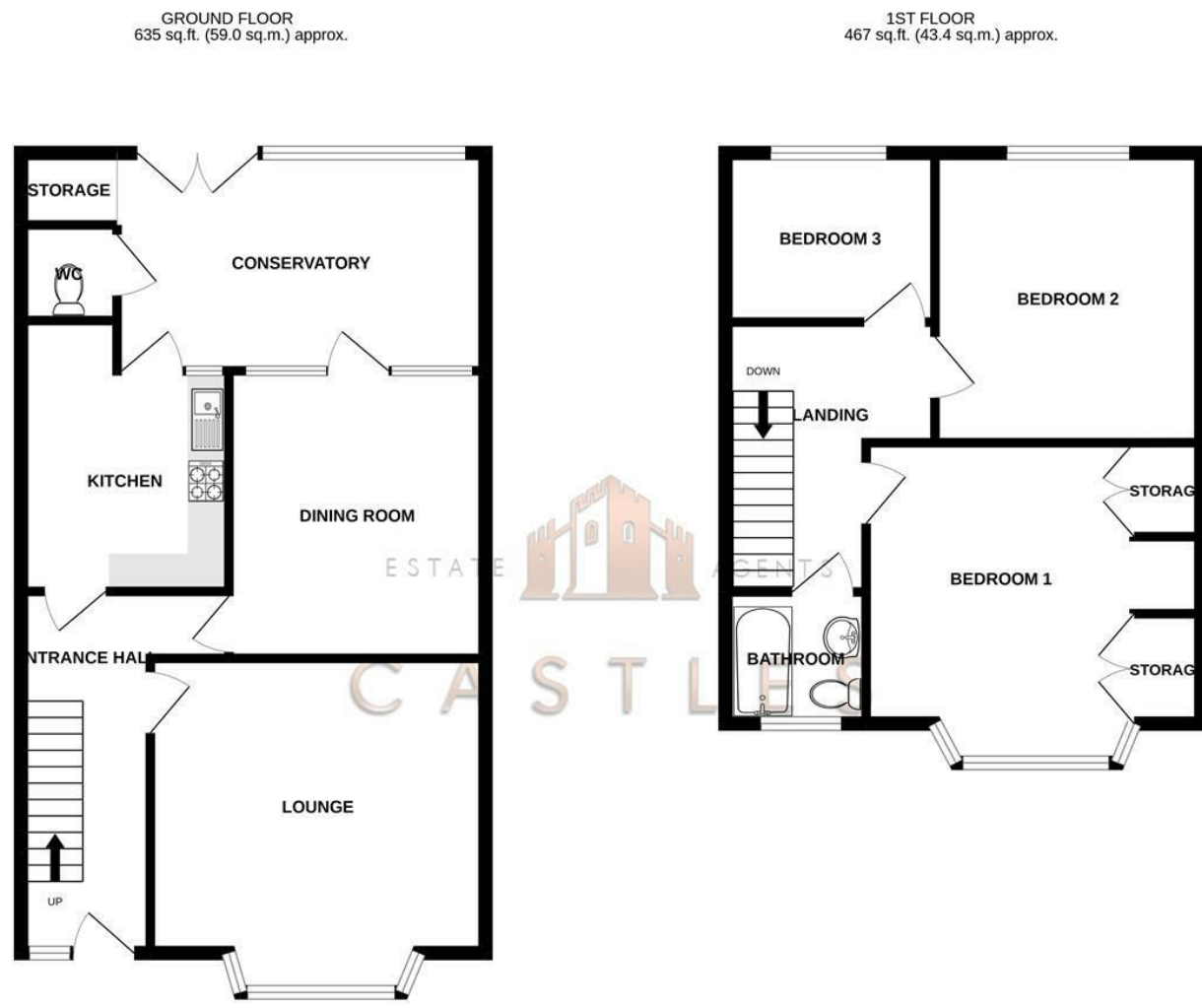


Floor Plan



TOTAL FLOOR AREA: 1102 sq.ft. (102.3 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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**11 Highgrove Road**  
**Portsmouth, PO3 6PP**

Castles are pleased to welcome to the market this three bedroom terraced property in the popular Highgrove Road, Baffins area of Portsmouth.

This property requires modernisation but offers excellent accommodation throughout.

The ground floor consists of a large lounge to the front with a bay window, a separate dining room facing the rear, fitted kitchen, lean to conservatory which houses a downstairs WC.

Moving up to the first floor there are three bedrooms and a family bathroom. There is also a loft room with a Velux window.

Externally the property has a front courtyard and a rear garden which is mainly laid to lawn, there is also the additional benefit of a workshop.

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

**Offers over £260,000**

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 <sub>2</sub> ) Rating   |           |
|---|-----------|--|-----------|
| Current   | Potential | Current  | Potential |
| Very energy efficient - lower running costs   |           | Very environmentally friendly - lower CO <sub>2</sub> emissions  |           |
|   |           |  |           |
| <small>Not energy efficient - higher running costs</small><br>EU Directive 2002/91/EC |           | <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small><br>EU Directive 2002/91/EC |           |



# 11 Highgrove Road

Portsmouth, PO3 6PP



- THREE BEDROOMS
- IN NEED OF MODERNISING
- SHORT WALK TO BAFINS POND
- SOUTH WEST FACING GARDEN
- POPULAR BAFFINS LOCATION
- LARGE PERIOD HOME
- CLOSE TO LOCAL SHOPS
- GOOD ACCESS ROUTES

### LOUNGE

13'9" x 11'5" (4.2 x 3.5)

### DINING ROOM

11'9" x 10'9" (3.6 x 3.3)

### KITCHEN

8'6" x 8'6" (2.6 x 2.6)

### CONSERVATORY

16'4" x 8'10" (5.0 x 2.7)

### W/C

### BEDROOM ONE

13'9" x 11'5" (4.2 x 3.5)

### BEDROOM TWO

11'9" x 10'9" (3.6 x 3.3)

### BEDROOM THREE

9'2" x 6'11" (2.8 x 2.11)

### BATHROOM

5'6" x 5'2" (1.7 x 1.6)

### 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.

### 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.

