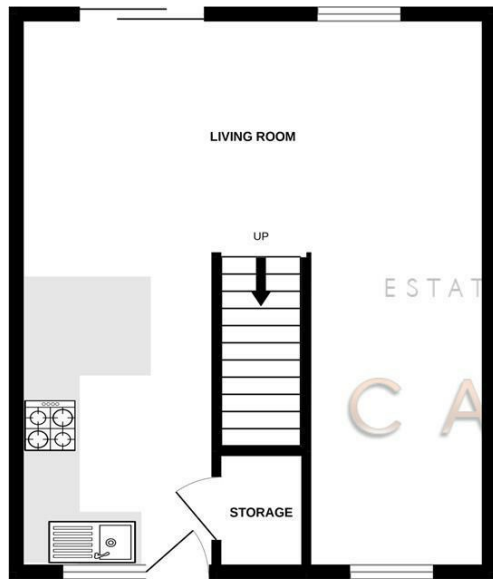
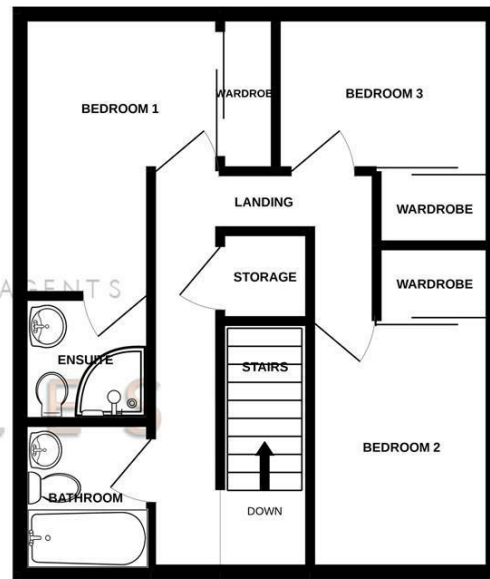


Floor Plan

GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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14 Wilby Lane  
Portsmouth, PO3 5UF

Castles are pleased to welcome to the market this three bedroom end of terrace property with off road parking in the popular location of Anchorage Park, Portsmouth.

The property is well presented throughout and the ground floor consists of a new kitchen which is open plan to the diner and lounge room with sliding doors onto the south east facing garden.

Moving upstairs to the first floor you have three bedrooms and a family bathroom. The primary bedroom has the added bonus of an en-suite shower room.

Externally there are two parking spaces in front of the property and a low maintenance south east facing garden to the rear with side access.

The property has recently been re-decorated and features new carpets.

For more information or to arrange a viewing on this property 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	84	Very environmentally friendly - lower CO <sub>2</sub> emissions (20 plus) <b>A</b> (10-19) <b>B</b> (0-9) <b>C</b> (10-14) <b>D</b> (15-19) <b>E</b> (20-24) <b>F</b> (25-29) <b>G</b>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899

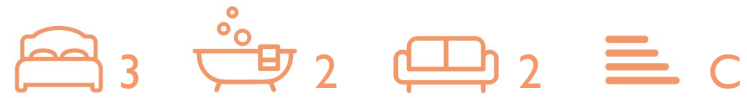


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# 14 Wilby Lane

Portsmouth, PO3 5UF



- ANCHORAGE PARK
- TWO BATHROOMS
- OFF ROAD PARKING
- SIDE ACCESS
- NEW KITCHEN
- THREE BEDROOMS
- END OF TERRACE
- SOUTH EAST FACING GARDEN
- CUL-DE-SAC LOCATION
- NEW CARPETS

### KITCHEN DINER

21'11" x 7'10" (6.7 x 2.4)

### LOUNGE

21'11" x 7'2" (6.7 x 2.2)

### BEDROOM ONE

8'10" x 8'10" (2.7 x 2.7)

### EN-SUITE

4'11" x 4'7" (1.5 x 1.4)

### BEDROOM TWO

7'2" x 5'10" (2.2 x 1.8)

### BEDROOM THREE

7'10" x 7'2" (2.4 x 2.2)

### BATHROOM

5'10" x 4'11" (1.8 x 1.5)

### 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.

