



## Cleveland Road, PO5 1SG

£265,000

**\*\*INVESTMENT OR RESIDENTIAL PURCHASE\*\***

This four-bedroom furnished student property is situated in a great location just off Fawcett Road and is close to all types of shops, and transport links. The property is close to the university and has four double bedrooms, good good-sized lounge, a large fitted kitchen, a downstairs bathroom, and a garden.

This property can be purchased as a residential purchase or investment.

The current contract will expire end of July 2025 with a current rental of £1,550 per month

Tenure - Freehold

Council tax band – B

EPC – D

Local Authority – Portsmouth City Council

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**Reception/Bedroom 1 11'5" x 9'5" (3.5 x 2.89)**

**Reception room 12'9" x 10'6" (3.89 x 3.21)**

**Kitchen 16'8"\*8'1" (5.09\*2.47)**

**Shower Room 8'1" x 6'1" (2.47 x 1.86)**

**Bedroom 2 10'9" x 8'2" (3.28 x 2.49)**

**Bedroom 3 10'6" x 9'7" (3.21 x 2.93)**

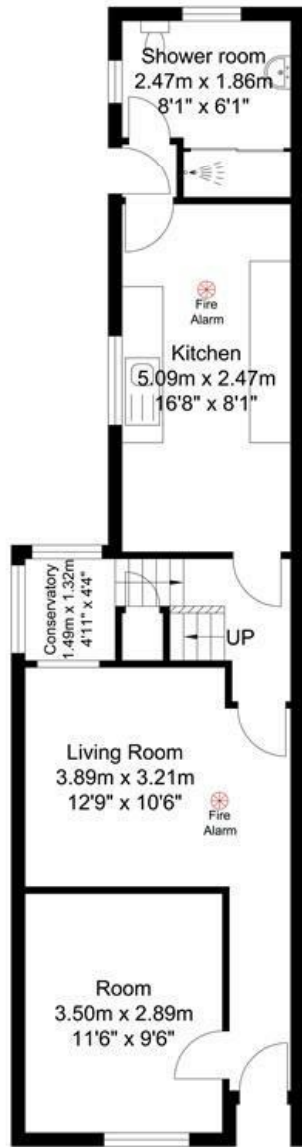
**Bedroom 4 12'11" x 11'5" (3.94 x 3.5)**

## **Disclosure**

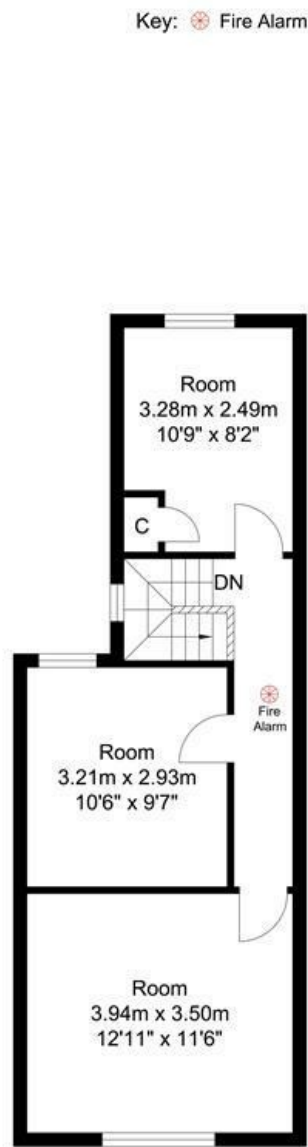
Disclosure - All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings, and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

## **Anti-Money Laundering (Aml)**

Successful buyers will be required to complete online identity checks provided by SmartSearch. The cost of these checks is £60 inc. VAT per purchase which is paid in advance, directly to the agent. This charge verifies your identity in line with our obligations as agreed with HMRC.



Ground Floor  
Total Approximate Area  
555.09 sq. ft.  
(51.57 sq. m)



First Floor  
Total Approximate Area  
417.31 sq. ft.  
(38.77 sq. m)

Total Approximate Area  
972.41 sq. ft.  
(90.34 sq. m)

