



## Bettesworth Road, Portsmouth, PO1 5RG

### £240,000

\*TWO BEDROOM HOUSE\*

GD3 Property is pleased to offer for sale this two-bedroom terraced House with an Upstairs Bathroom!

This house has a spacious feel and is situated in a popular location just South of New Road. This nicely presented home benefits from double glazing, and gas central heating and also has an enclosed rear garden. Boasting two reception rooms and two double bedrooms.

This property is currently let with a rolling tenancy in place paying £1200 per month.

Call us today to arrange a viewing.

Tenure - Freehold  
Council tax band - B  
EPC - D (until 2029)

# Bettesworth Road, Portsmouth, PO1 5RG

## Entrance

Double glazed front door to:-

## Dining Room 13'7" x 10'5" (4.16 x 3.20)

Double glazed window to front, laminate wood flooring, radiator, feature fireplace with wooden surround and mantel, plus gas coal effect fire inset, , cupboard housing meters and fuses, door to:-

## Lounge 13'7" x 13'4" including stairs (4.16 x 4.08 including stairs)

Double glazed window to rear, radiator, fitted carpet, stairs to first floor, door to:-

## Kitchen 11'6" x 9'1" (3.53 x 2.78)



Double glazed window to rear, double glazed window and door to side leading to garden, ceramic tiled floor, radiator, wall mounted Vaillant boiler, access hatch to loft space, , inset ceiling spotlights, range of fitted wall and base kitchen units comprising cupboards and drawers with roll top work surfaces over and tiling to splashbacks, , inset one and a half bowl single drainer sink unit with mixer tap, space and point for electric cooker, space for fridge/freezer, space and plumbing for washing machine.

## First Floor Landing

Access hatch to loft space, fitted carpet, radiator, doors to:-

## Bedroom 1 13'7" x 10'5" (4.16 x 3.18)

Double glazed window to front, fitted carpet, built in cupboard with stripped wood door, radiator.

## Bedroom 2 10'6" x 7'9" (3.22 x 2.38)

Double glazed window to rear, radiator, fitted carpet, fitted hanging rail and shelf to recess.

## Bathroom 7'7" x 5'7" (2.33 x 1.72)

Obscure double glazed window to rear, ceramic tiled floor, extractor fan, inset ceiling spotlights, heated towel rail, part tiling to walls, white suite comprising of panelled bath with mixer tap and fitted shower above, pedestal hand basin with mixer tap and low level W.C.

## Rear Garden

Enclosed with lawned area, patio area and outside tap.

## Viewing Arrangements

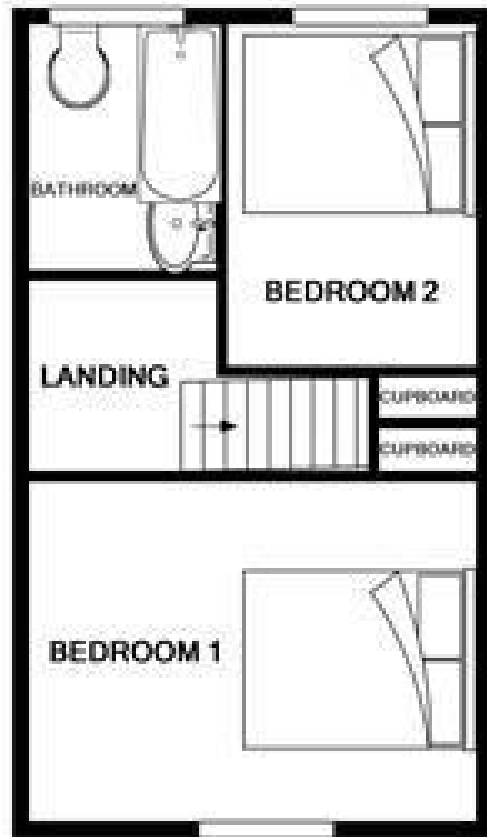
Viewing is strictly by appointment via GD3 Property.

## Disclaimer

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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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