



## Toronto Road, Portsmouth, PO2 7QE Offers In The Region Of £190,000

**\*\*FULL MODERNISATION REQUIRED\*\* \*\*NO CHAIN\*\***

GD3 Property welcome this three bedroom terraced house to the market which a full modernisation is required throughout the property.

The property consists of two large reception rooms, kitchen area with doors to garden and downstairs bathroom. on the first floor there is two large double bedroom and one medium size bedroom.

To book a viewing please call the office.

Tenture - Freehold

# Toronto Road, Portsmouth, PO2 7QE

**Reception 1 10'9" x 9'10" (3.3 x 3.0)**

**Reception 2 12'9" x 11'1" (3.9 x 3.4)**

**Kitchen 10'2" x 7'10" (3.1 x 2.4)**

**Bathroom 8'2" x 5'2" (2.5 x 1.6)**

**Bedroom 1 12'9" x 10'9" (3.9 x 3.3 )**

**Bedroom 2 9'10" x 9'10" (3.0 x 3.0)**

**Bedroom 3 10'2" x 7'10" (3.1 x 2.4)**

## **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 £80 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

