



## Temple Street, Portsmouth, PO1 1EB

£145,000

**\*\*TWO BEDROOM MAISONETTE\*\***

GD3 Property welcomes a two-bedroom property for sale in the city center of Portsmouth this charming maisonette boasts two double bedrooms, a large lounge, a separate kitchen, and a family-size bathroom. This property also has access to a large garden which is shared space with one other property.

This apartment is perfect for first-time buyers looking to make their own stamp on the property. Our lettings team have also estimated a rental of £1,000 per month, once some light modernisations have been carried out.

This apartment is surrounded by a host of amenities including shops, restaurants, and leisure facilities. The historic dockyard is home to the famous HMS Victory which is just a short distance away and offers a fascinating look into the city's maritime history.

Southsea Common is a popular spot for walks and picnics, while Southsea beach is ideal for enjoying the sun and sea air.

Don't miss out on the chance to view this property and book a viewing today!

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## 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

## Bedroom 1


## Bedroom 2

## Reception Room

## Kitchen

## Bathroom

## External Space

Energy Efficiency Rating		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>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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