



## Bonchurch Road, Portsmouth, PO4 8RZ

### £225,000

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000

Nestled on the charming Bonchurch Road in Southsea, this delightful mid-terrace house, built in the early 1900's, boasts a warm and inviting atmosphere, making it an ideal family home or a wonderful investment opportunity.

The versatile areas in the property can be tailored to suit your lifestyle, whether you envisage a cosy sitting room, formal dining area, or vibrant playroom for children. The natural light floods through the windows enhancing the welcoming ambiance throughout the home.

The property features three well-proportioned bedrooms, offering peaceful retreats for rest and are perfect for families, guests, or home office, catering to a variety of needs. The bathroom is conveniently located, ensuring ease of access for all residents.

The property is situated in a vibrant community with easy access to local amenities, parks, and the beautiful Southsea seafront, just a short distance away.

This mid-terrace house in a charming residence in a sought-after area is sure to attract interest. Do not miss the chance to make this lovely house your new home.

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Lounge 10'5" x 12'6" (3.185 x 3.826)

Dining Room 17'3" x 8'10" (5.268 x 2.705)

Kitchen 10'10" x 6'7" (3.326 x 2.015)

Conservatory 8'2" x 11'9" (2.508 x 3.586)

Downstairs toilet 3'2" x 4'4" (0.990 x 1.326)

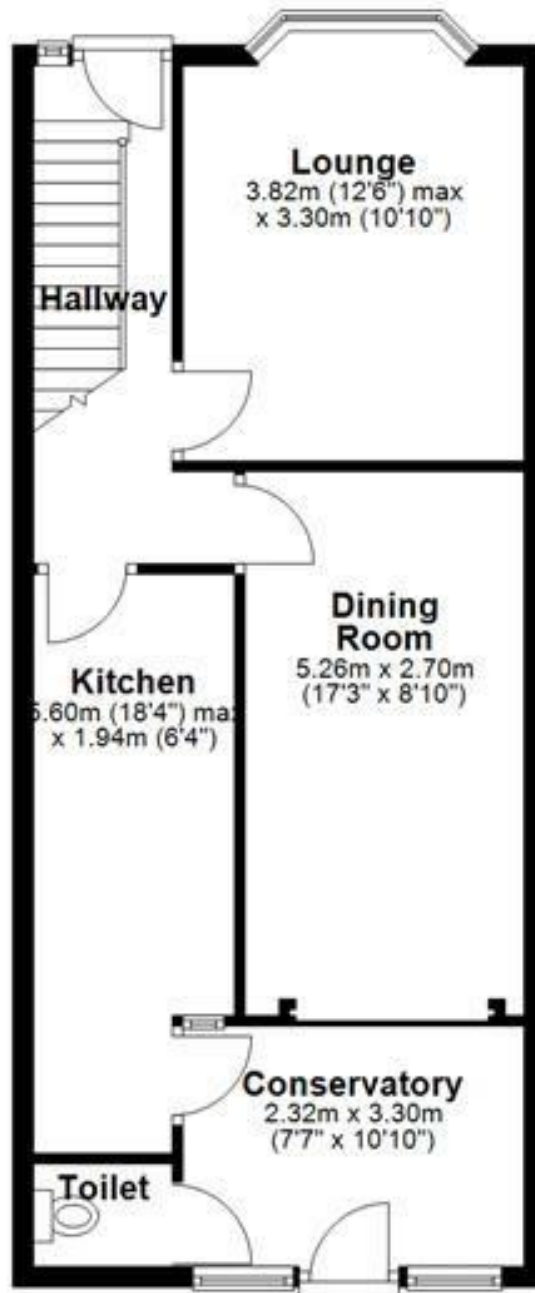
Main bedroom 12'0" x 10'8" (3.682 x 3.258)

Bedroom 2 8'10" x 11'3" (2.704 x 3.438)

Bedroom 3 6'10" x 10'11" (2.103 x 3.338)

## Ground Floor

Approx. 55.2 sq. metres (594.0 sq. feet)



Total area: approx. 55.2 sq. metres (594.0 sq. feet)

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> Not energy efficient - higher running costs		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> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	73		86
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	