



**Balliol Road, Portsmouth, PO2 7PR**  
**£235,000**

Nestled on the charming Balliol Road in Portsmouth, this delightful terraced house offers a perfect blend of modern living and comfort. Built in 2005, the property boasts a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into a spacious reception room, ideal for relaxing or entertaining guests. The house features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The two bathrooms ensure convenience for all residents, making morning routines a breeze.

The location is particularly appealing, with easy access to local amenities, schools, and transport links, making it an excellent choice for both families and professionals. This property presents a wonderful opportunity to enjoy a modern lifestyle in a vibrant community.

This property on Balliol Road is a fantastic option that combines comfort, style, and practicality. Don't miss the chance to make this lovely home your own and call now for a viewing.

**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.

## Balliol Road, Portsmouth, PO2 7PR

Lounge 16'4"x 12'9" (4.99x 3.90)

Bathroom 6'8" x 7'4" (2.05 x 2.25)

Downstairs Hallway 10'5" x 5'1" (3.19 x 1.55)

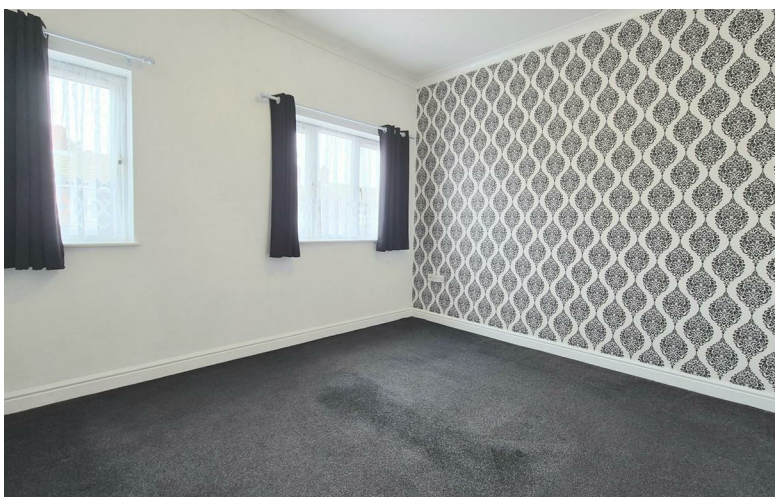
Kitchen 16'5" x 7'10" (5.01 x 2.40)

Main Bedroom 14'4" x 13'1" (4.38 x 3.99)

Bedroom 2 9'5" x 10'8" (2.89 x 3.27)

Bedroom 3 10'11" x 8'2" (3.35 x 2.49)

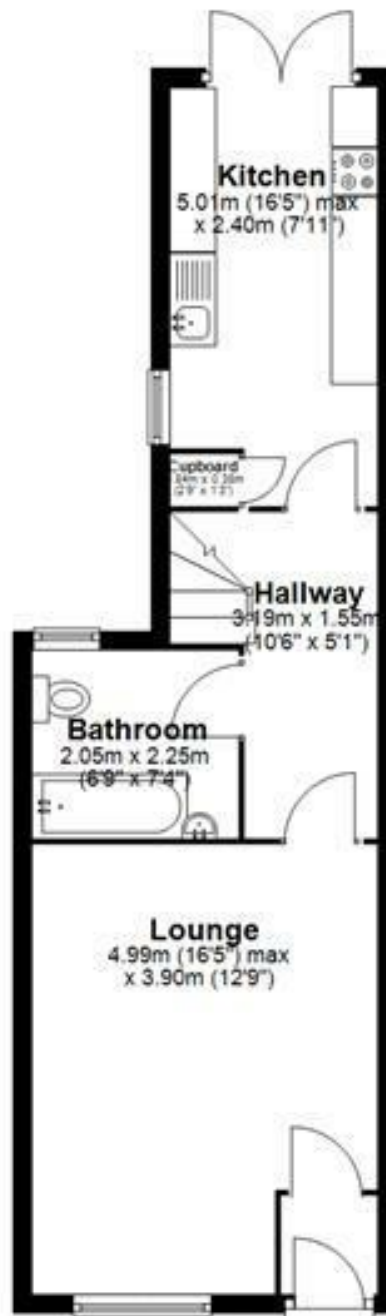






## Ground Floor

Approx. 30.4 sq. metres (327.4 sq. feet)



Total area: approx. 77.2 sq. metres (831.5 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		