

# NOBBS LANE

OLD PORTSMOUTH | HAMPSHIRE | PO1 2EY



£420,000

Freehold

- Contemporary 1970's Three Bedroom Townhouse
- Lounge, Dining Room, Kitchen/Breakfast Room
- Garage, Off Road Parking, Plus additional Parking
- Requiring Some Refurbishment/Upgrading
- Family Bathroom Plus Separate Shower Room
- Extra Width Garden Compared to Similar Homes
- Close to Gunwharf Quays & Historic Old Portsmouth
- Available with Early Vacant Possession/No Chain







## In Brief

This three-story townhouse offers a spacious 103.0 m<sup>2</sup> of living area, efficiently distributed across three floors. The property features 3 bedrooms, including a primary bedroom of 13.0 m<sup>2</sup>, providing ample space for comfortable living. The ground floor, spanning 24.0 m<sup>2</sup>, houses the entrance hallway with a modern gray door with a glazed panel, allowing natural light to filter through. This level also includes a utility room, enhancing the home's functionality. The Top floor features a bright and airy living room with large windows offering views of the surrounding neighborhood. The kitchen and dining area are also located on this level with a practical L-shaped layout. The kitchen's standout features include ample counter space, a double sink, and large windows that flood the space with natural light. The First floor accommodates Two bedrooms and a bathroom. The bedrooms are characterized by their bright and spacious design, with large windows and built-in mirrored wardrobes maximizing space and light. The house benefits from abundant natural light thanks to numerous windows, some offering pleasant views of the surrounding area. Outside, the property features a paved area suitable for parking plus outdoor relaxation. This townhouse combines modern amenities with a practical layout, making it an ideal residence for those seeking a contemporary living space in an urban setting.

£420,000

### KEY FACTS

TENURE: Freehold

EPC RATING: 'TBC'

COUNCIL TAX BAND: 'D'



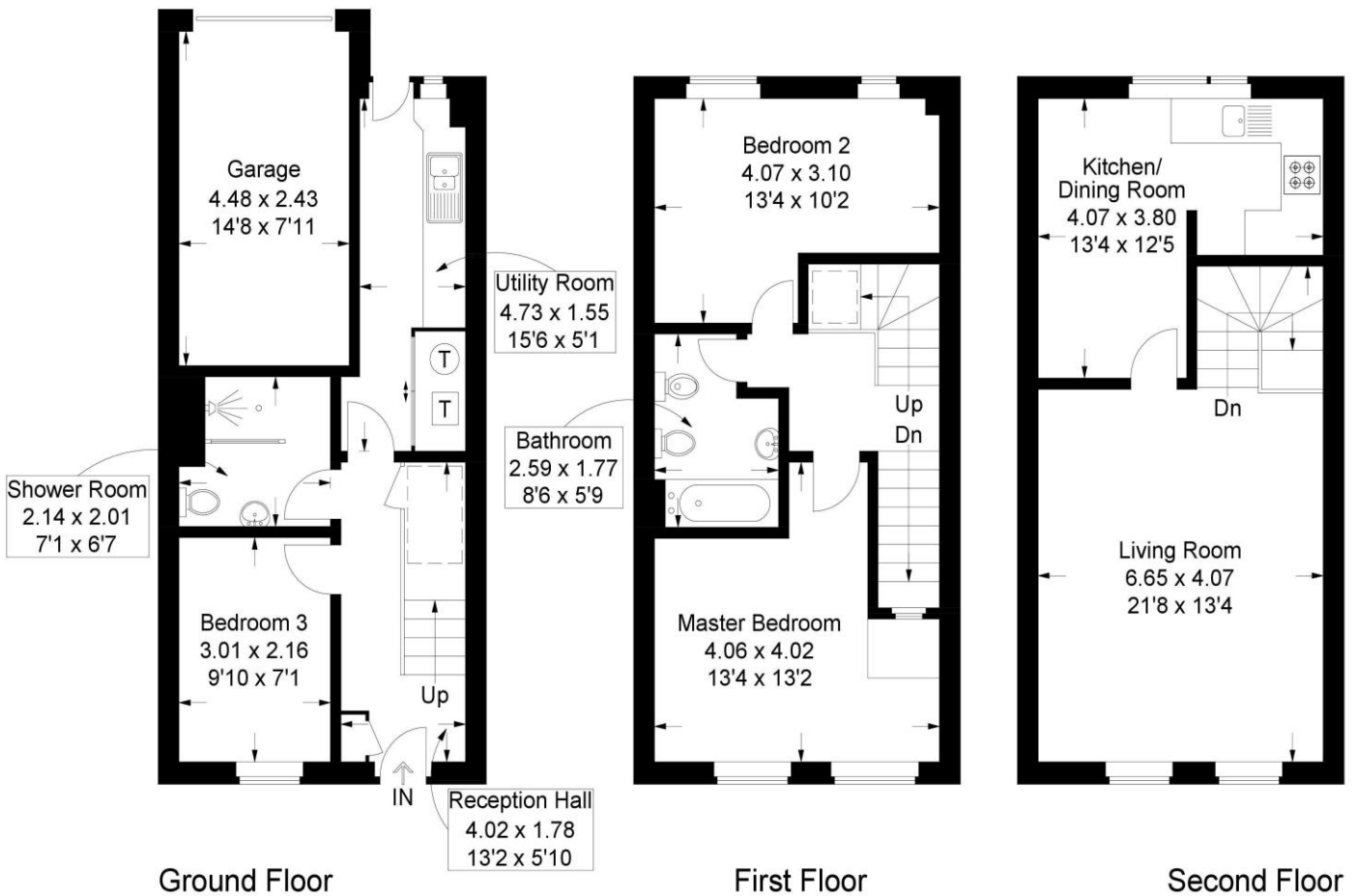
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## Nobbs Lane, Old Portsmouth

Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 1.2 sq m / 13 sq ft  
 Total = 111.6 sq m / 1201 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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