



32 Harold Road  
Portsmouth, PO4 0LS

£285,000 Council Tax Band A

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Tullys

## 32 Harold Road

Portsmouth, PO4 0LS

**\*\*NEW TO THE MARKET\*\*** **\*\*INVESTMENT OPPORTUNITY\*\*** **\*\*TENANTS IN SITU\*\***  
**\*\*CLOSE TO ALBERT ROAD\*\***  
**\*\* BENEFITS FROM MIXED USE PLANNING\*\***

This three bedroom property benefits from mixed use (C3/C4) planning use making it an ideal candidate for a budding investor. Currently producing a £1,000pcm there is potential to significantly up-lift this in the future by letting to sharers.

Offered for sale with NO FORWARD CHAIN, this is an opportunity not to be missed.

### ENTRANCE HALL

### LOUNGE

12'5" into bay x 9'11" (3.78m into bay x 3.02m)

### DINING ROOM

11' x 9'10" (3.35m x 3.00m)

### KITCHEN

11'11" x 8'5" (3.63m x 2.57m)

### BATHROOM

9'1" x 8'5" (2.77m x 2.57m)

### FIRST FLOOR FLANDING

### BEDROOM ONE

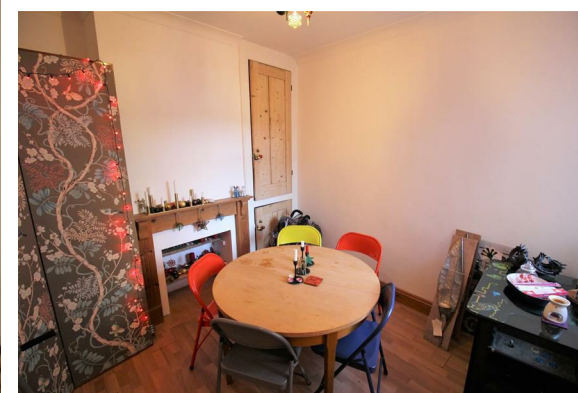
13'2" x 11' (4.01m x 3.35m)

### BEDROOM TWO

110'10" x 9'9" (33.78m x 2.97m)

### BEDROOM THREE

11'5" x 8'7" (3.48m x 2.62m)





#### LOFT

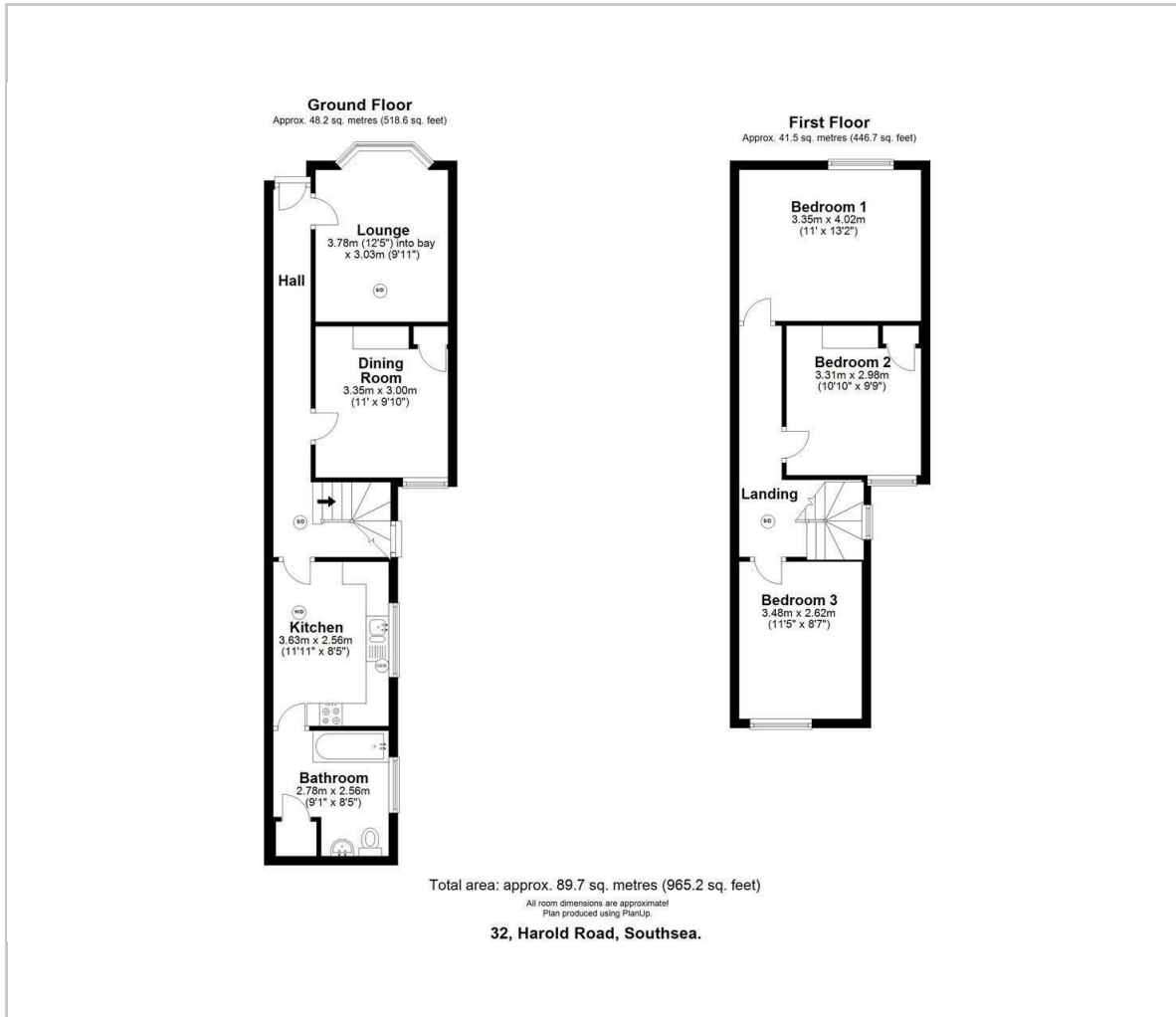
Work to prepare the loft for future use as a habitable room has been carried out and includes the installation of a velux window, additional support and insulation. Please ask for further information.

#### FURTHER INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: A

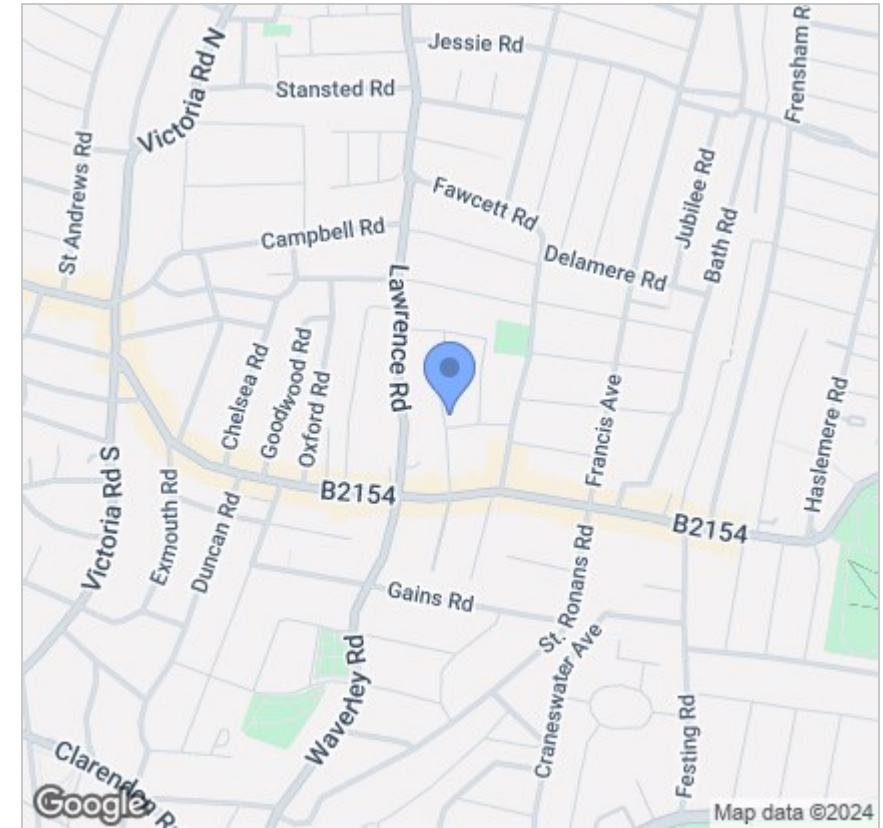
## Floor Plan



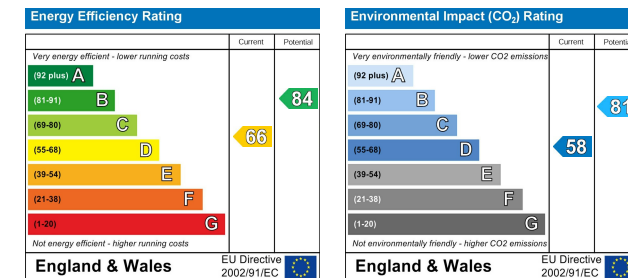
## Viewing

Please contact our Southsea Office on 023 9273 2241 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



Tully & Co

157-159 Albert Road, Southsea, Portsmouth, Hampshire, PO4 0JW

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