




68 WALMER ROAD PORTSMOUTH, PO1 5AS

£249,995
FREEHOLD

An opportunity to purchase a TWO DOUBLE BEDROOM HOUSE RECENTLY REFURBISHED TO A HIGH STANDARD. Mid Terrace located within proximity of FRATTON TRAIN STATION, ASDA SUPERMARKET, BUS ROUTES, SCHOOLS and OTHER LOCAL AMENITIES. Property comprises of ENTRANCE HALLWAY with DOOR TO GARDEN, LOUNGE, DINING ROOM with ARCHWAY to FITTED KITCHEN with BUILT-IN GAS/HOB/ELECTRIC OVEN/EXTRACTOR FAN, space for fridge/freezer and plumbing for washing machine. TO THE FIRST FLOOR TWO DOUBLE BEDROOMS, MODERN BATHROOM with SEPARATE SHOWER CUBICLE. This lovely home also BENEFITS from RECENTLY LAID CARPETS, PAVED REAR GARDEN with GOOD SIZE SHED, GAS CENTRAL HEATING and DOUBLE GLAZING.





| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Southsea Office Sales
 97 Albert Road
 Southsea
 Hampshire
 PO5 2SG

02392 830888
sales@christieuk.com
www.christieuk.com

