



## 218 New Road

, Portsmouth, PO2 7RW

**Guide price £160,000**

We are delighted to bring you this well presented, deceptively spacious 2 bed ground floor flat with private south facing garden with a modern finish throughout, located in the heart of Portsmouth, close to all local shops, amenities and schools, as well as on main routes for buses into the city.

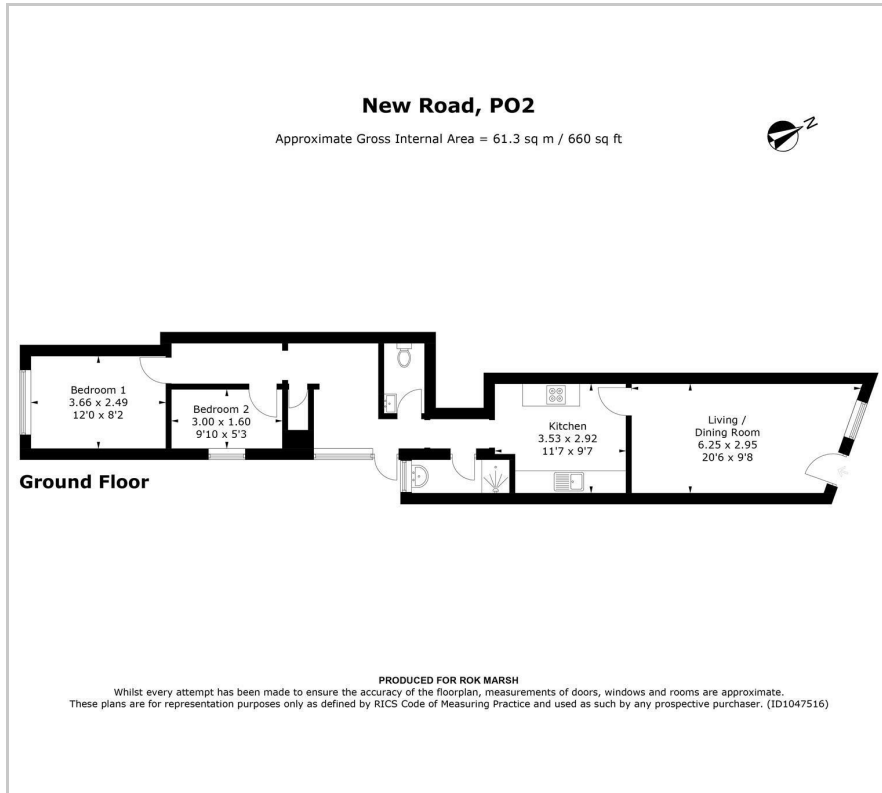
With this home all on one level, making access easy, as well as low cost utilities, council tax band A, this home is great for first time buyers, down sizers and also for good rental returns for investors.

- New Flat Roof
- South Facing Private Garden
- Low Running Costs
- Modern Kitchen & Bathroom
- Close to Shops & Amenities
- Along Main Bus Route
- Deceptively Large
- Good Rental returns for Investors

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



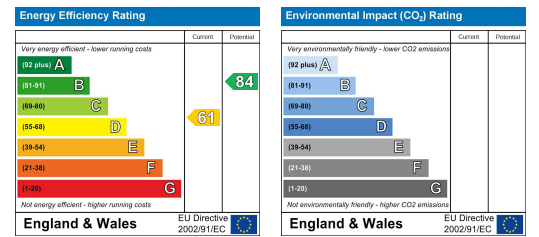
# Floor Plan



# Area Map



# Energy Efficiency Graph



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