



## 22 Daulston Road

, Portsmouth, PO1 5RN

Asking price £240,000

Welcome to Daulston Road, Portsmouth - a charming and stylish mid-terrace house that exudes character and modern elegance. This delightful property, built in the pre-war era of 1900, boasts a generous 904 sq ft of living space, perfect for those seeking a cosy yet spacious home.

Upon entering, you are greeted by two inviting reception rooms that offer ample space for entertaining or relaxing with loved ones. The property features two cosy bedrooms, ideal for a small family or those in need of a guest room or home office.

The house includes a well-maintained bathroom, ensuring convenience and comfort for its residents. The private garden is a hidden gem, providing a tranquil outdoor space to unwind or host summer gatherings.

Situated in the heart of central Portsmouth, this home offers easy access to a plethora of local amenities, shops, and schools, making it a convenient choice for families or professionals alike. The vibrant neighbourhood adds to the appeal of this property, with its bustling atmosphere and friendly community.

Don't miss the opportunity to make this charming house your new home. With its modern touches, central location, and spacious layout, this property on Daulston Road is sure to capture your heart. Book a viewing today and step into your future abode!

- Stylish & Well Presented Throughout
- Modern Fully Fitted Kitchen
- Private Garden with Decking
- Two Double Bedrooms
- Elegant Bathroom
- Central Portsmouth Location
- Close to Local Shops, Schools & Amenities
- Good Transport Links for Trains & Bus routes
- 10 minutes to Southsea Sefront
- Easy Reach of City Centre & Gunwharf Quays

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



2



1



2

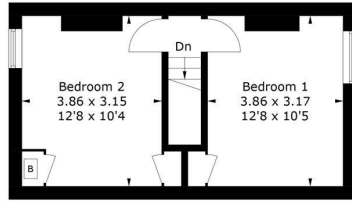


D

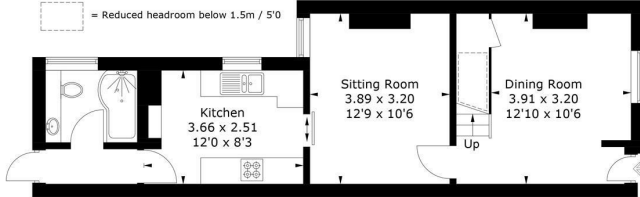
# Floor Plan

## Daulston Road, PO1

Approximate Gross Internal Area = 73.1 sq m / 787 sq ft



First Floor



Ground Floor

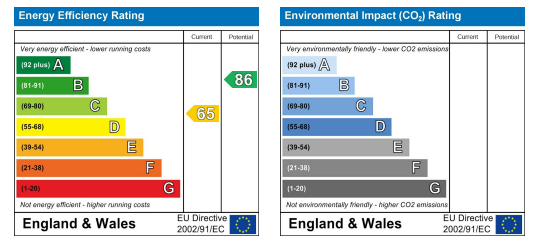
PRODUCED FOR ROK MARSH

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1108660)

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.