



## 24 Holcot Lane

, Portsmouth, PO3 5UE

**Offers in excess of £475,000**

5 Bedrooms | Three Storey, End Of Terrace Home | Chain Free | Double Garage and Off Road Parking for 3 vehicles | Solar Panels | Recently Renovated Throughout | Underfloor Heating | Ultra High Speed Fibre Broadband

- 5 Bedrooms
- Two-Ensuites
- Chain Free
- Three Storey, Semi Detached Home
- Double Garage and Off Road Parking for 3 vehicles.
- Solar Panels
- Recently Renovated Throughout
- Underfloor Heating
- Ultra High Speed Fibre Broadband
- Popular Residential Location

Viewing

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



5



4



3



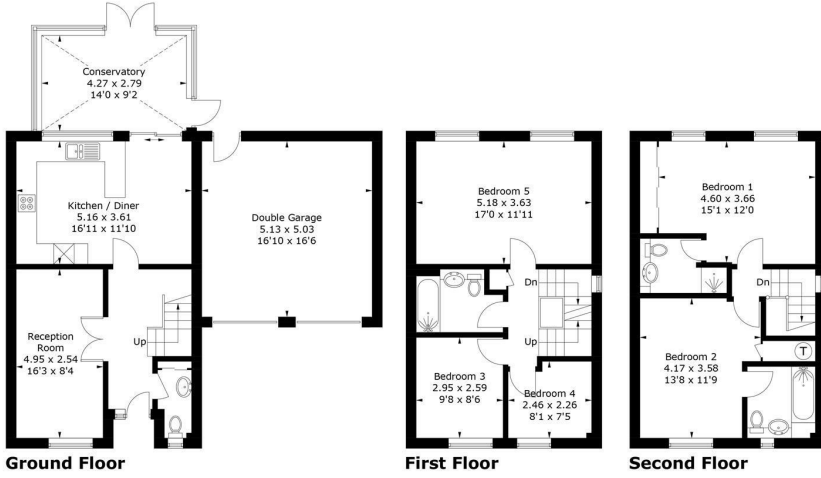
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# Floor Plan

## Holcot Lane, PO3

Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft  
 Double Garage = 25.9 sq m / 279 sq ft  
 Total = 172.4 sq m / 1856 sq ft



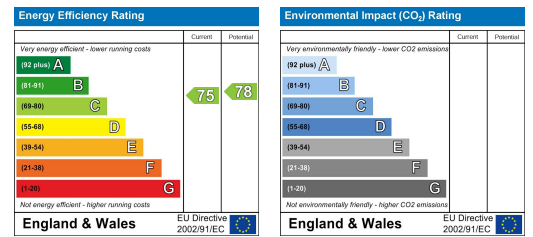
PRODUCED FOR ROK MARSH

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. (ID1109592)

# 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.