



FOR SALE

£625,000

Substantial detached house in elevated position

ADDRESS

1 Boundary Way,
Portsmouth
PO6 3ND

FOR SALE ON BEHALF OF RECEIVERS

SIZE

192.25 m² (2,102 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Detached house
- + Oversized plot
- + Elevated position
- + Attractive cul-de-sac
- + Four bedrooms
- + Two bathrooms plus WC
- + Kitchen diner
- + Utility room
- + Wrap around established gardens
- + Multi vehicle driveway
- + Detached triple garage
- + Good local schooling
- + Sold with vacant possession

OVERVIEW

The property is an attractive four-bedroom chalet style detached house situated on a large plot in an elevated position enjoying established wrap around gardens, a sizeable driveway and triple garage.

The property comprises an entrance hall with access to the lounge, WC and the spacious kitchen diner and utility room which spans the rear of the building with French doors out to the garden space.

Upstairs there are four bedrooms and a family bathroom. The master bedroom has an en-suite bathroom.

Outside there is a wrap around garden, driveway with parking for multiple vehicles and a detached triple garage.

The property has seen a project of updating by its current owners in recent years and would suit an owner occupier looking to move into a ready-made family home.

LOCATION

The property is located within the Greater Portsmouth conurbation nearby the parishes of Widley and Purbrook. The nearest metropolitan area is the coastal city of Portsmouth in the with its long history as a naval port and many sites of historical importance.

There are number of schools and nurseries nearby, as well as Queen Alexandra Hospital.

The location has excellent transport links with the B1277 linking to Junction 5 A3(M) Motorway.

CONTACT

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ACCOMMODATION

Ground	85.60 m ²	921 ft ²
First	67.92 m ²	731 ft ²
Garages	41.73 m ²	449 ft ²
TOTAL	195.25 m ²	2,101 ft ²
Approx. gross internal floor area		

SERVICES

We understand the property has mains gas, electricity, water and drainage.

Interested parties should make their own investigations.

COUNCIL TAX

The property is rated in Council Tax Band F. Interested parties should make their own investigations.

TENURE

Freehold.

GUIDE PRICE

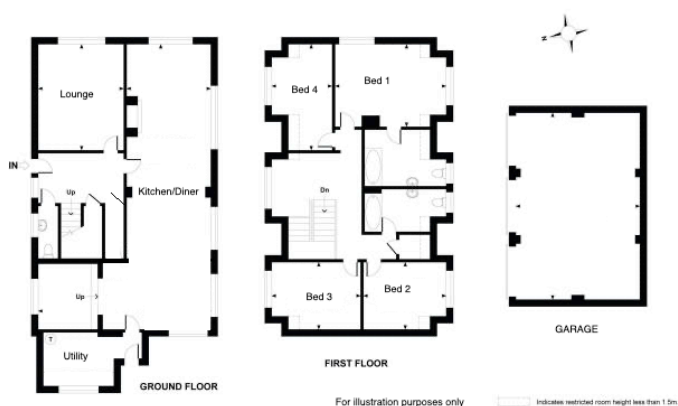
£625,000

VIEWING

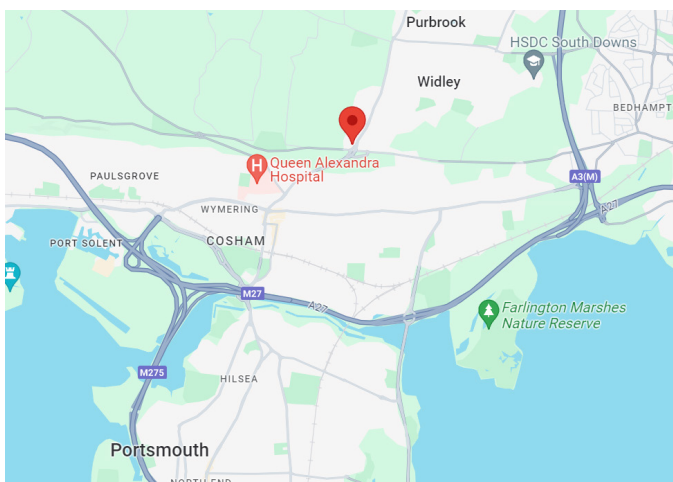
Please contact sole selling agents:

RPRS
0203 148 7500
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NB: For identification purposes only



Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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