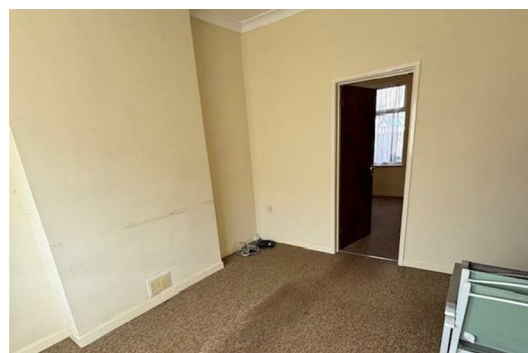




Powerscourt Road, Portsmouth, PO2 7JQ
Asking Price £330,000 Freehold

PS&B would like to present to the market this 5 bed property which has the potential for a substantial family home, a HMO or a conversion to 3 separate flats. Located in central Portsmouth, the property boasts 5 bedrooms set over two floors, two reception rooms, a downstairs family bathroom with a further large family bathroom on the first floor. Enclosed rear garden. The property has just undergone roof repairs with a 15 year guarantee. The property has been a family home for a number of years and is now available with no chain, perfect blank canvass for buyers who are looking to put their own touch and imagination to a property. Council tax band C £1,844.85 PA



Lounge

13'3" x 10'10" (into bay and alcove) (4.04 x 3.31 (into bay and alcove))

Dining room

11'11" x 10'10" (3.64 x 3.31)

Kitchen

15'11" x 8'10" (4.87 x 2.70)

Downstairs bathroom

7'0" x 5'10" (2.14 x 1.80)

Downstairs WC

7'0" x 2'8" (2.14 x 0.83)

Bedroom one

13'1" x 12'3" (3.99 x 3.75)

Bedroom two

10'10" x 10'9" (3.31 x 3.30)

First floor bathroom

11'5" x 8'10" (3.48 x 2.71)

Bedroom three

14'3" x 13'2" (4.36 x 4.03)

Bedroom four

10'9" x 10'9" (3.30 x 3.29)

Bedroom five

11'4" x 8'11" (3.46 x 2.72)

Second floor WC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or building purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent