



Call: 02394 217317

Whatsapp: 0793 283 1587

Email: sarah@soldby.uk

Social media: @soldbySarahOliver

Website: www.soldby.uk



## 30 Wymering Road

Portsmouth, PO2 7HY

Offers in excess of £230,000



# 30 Wymering Road

Portsmouth, PO2 7HY

Offers in excess of £230,000



## Welcome to Wymering Road...

We are pleased to bring to market this bay and forecourt home, ideally located in Wymering Road, Portsmouth. Offering two generous double bedrooms, two versatile reception rooms, a modern fitted kitchen, and a private south facing garden, this property is perfectly suited to first-time buyers, families, or those looking to downsize into a friendly neighbourhood.

Upon entering, you are welcomed by an inviting entrance hallway, with the first reception room located to the left. The lounge features a bay window and provides ample space for multiple sofas and additional furnishings.

Leading through to the second reception room, this flexible space lends itself well as a dining room, family room, or additional living area. There is plenty of room for sofas, dining furniture, and storage.

The modern fitted kitchen is well sized and equipped with a range of wall and floor mounted units, an integrated oven with hob, fridge / freezer, sink with drainer, and ample work top space.

The bathroom features a bath, toilet, sink and space for storage cupboards.

To the rear of the property sits a useful conservatory, offering extra storage space, as well as plumbing for washing facilities creating a utility area.

Upstairs, the property boasts two very well-proportioned double bedrooms, both offering space for king-size beds, large wardrobes, and additional bedroom furniture.

The private, south facing rear garden features a combination of patio and lawn, making it an ideal space for relaxing, entertaining, or enjoying garden gatherings.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Tastefully decorated throughout, the home is ready to move into while still offering scope for personalisation.

Situated in Wymering Road, you are within close proximity to a range of local amenities including good schools, shops and excellent transport links.

This property represents a fantastic opportunity for first time buyers, young families, or anyone seeking a well-located home with generous living space.

Please contact the office to arrange a viewing.



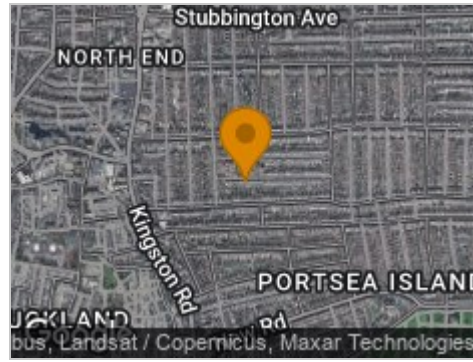
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- SOUTH FACING GARDEN
- CONSERVATORY
- PERFECT FIRST TIME PURCHASE



## Road Map



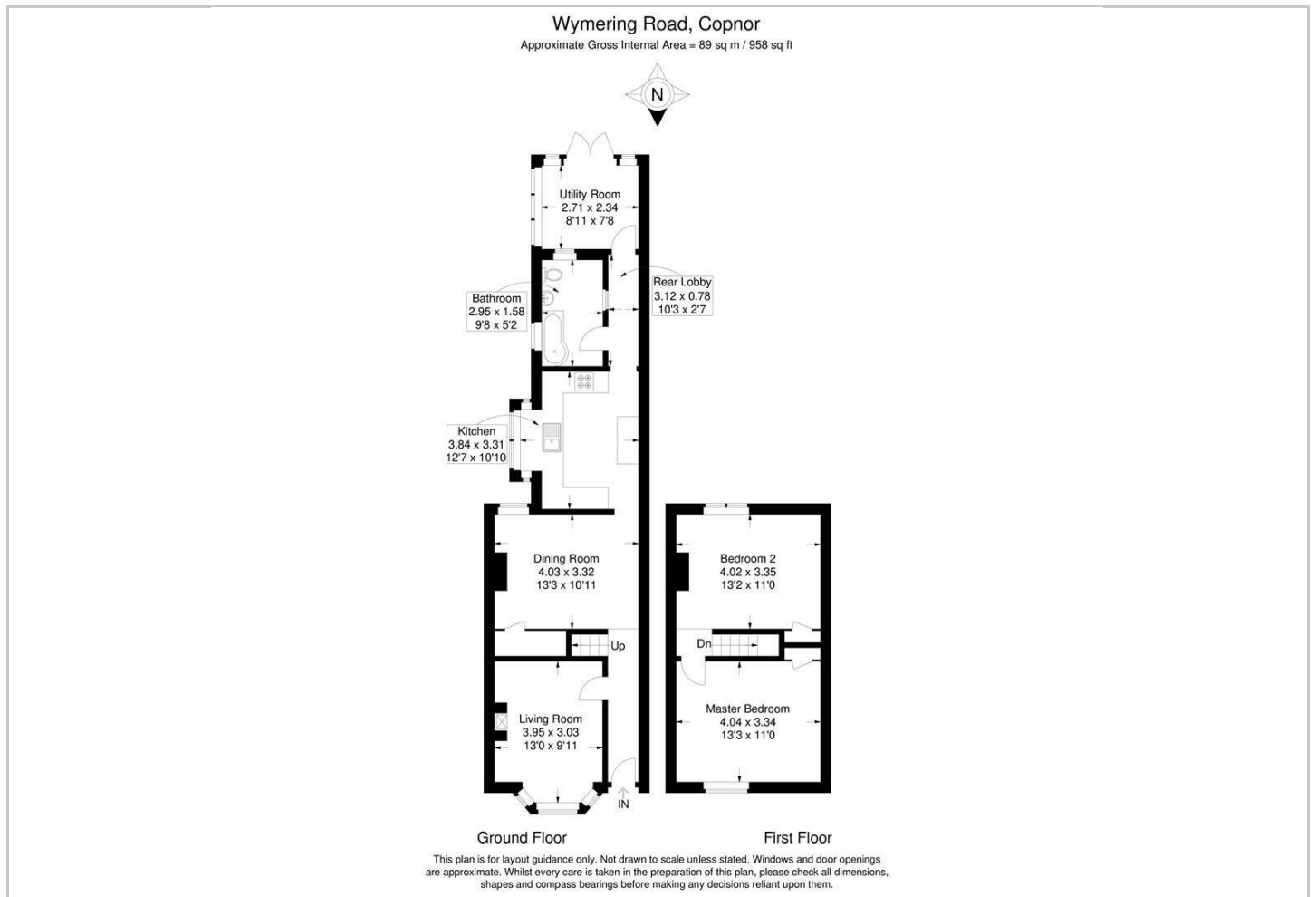
## Hybrid Map



## Terrain Map



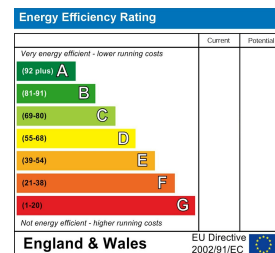
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## 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.