



49 Guildford Road
Portsmouth, PO1 5HU
Asking Price £235,000

co  **groves**

Sales, Rentals and Block Management

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INVESTMENT BUYERS ONLY. We are pleased to offer for sale this 3 bedroom terraced house which is being sold with the current tenants in situ who are paying £995pcm. The accommodation comprises 3 bedroom, 2 reception rooms, kitchen, ground floor bathroom and separate cloakroom. Located in this popular area just a short walk to Fratton Train Station. Call now to arrange your accompanied viewing.

Entrance Hall

Wall mounted gas and electric meters, and consumer unit. Radiator, stairs to first floor.

Lounge

11'1 x 10'3 (3.38m x 3.12m)
Double glazed window to front, radiator.

Dining Room

11'1 x 10'3 (3.38m x 3.12m)
Double glazed window to rear, radiator,

Cloakroom

2'4 x 4'5 (0.71m x 1.35m)
Double glazed window to side, WC, wash hand basin.

Kitchen

10'8 x 7'6 (3.25m x 2.29m)
One and a half bowl stainless steel sink unit with wall and base cupboards, cooker, space for fridge freezer, plumbing for washing machine, wall mounted Vaillant boiler, double glazed window to side.

Lobby

Door to garden.

Bathroom

7'3 x 5'9 (2.21m x 1.75m)
Suite comprising bath with electric shower over, WC, wash hand basin, two double glazed windows to rear, extractor, storage cupboard.

First Floor Landing

Double glazed window to side, hatch to loft.

Bedroom 1

11'1 x 13'1 (3.38m x 3.99m)
Double glazed window to front, radiator.

Bedroom 2

9'8 x 10'2 (2.95m x 3.10m)
Double glazed window to rear, radiator, fitted wardrobes.

Bedroom 3

10'6 x 7'9 (3.20m x 2.36m)
Double glazed window to rear, radiator.

Garden

Enclosed rear garden, walled boundaries, patio area.

Additional Information

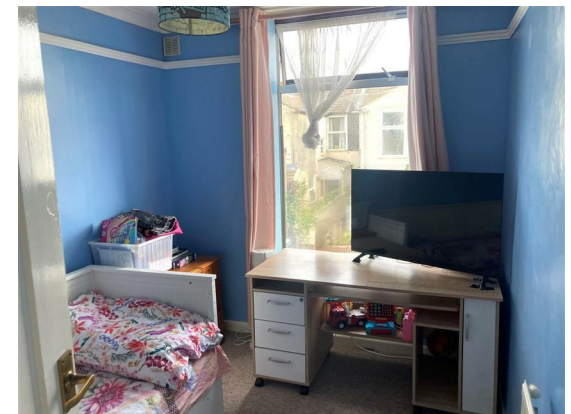
Tenure - Freehold

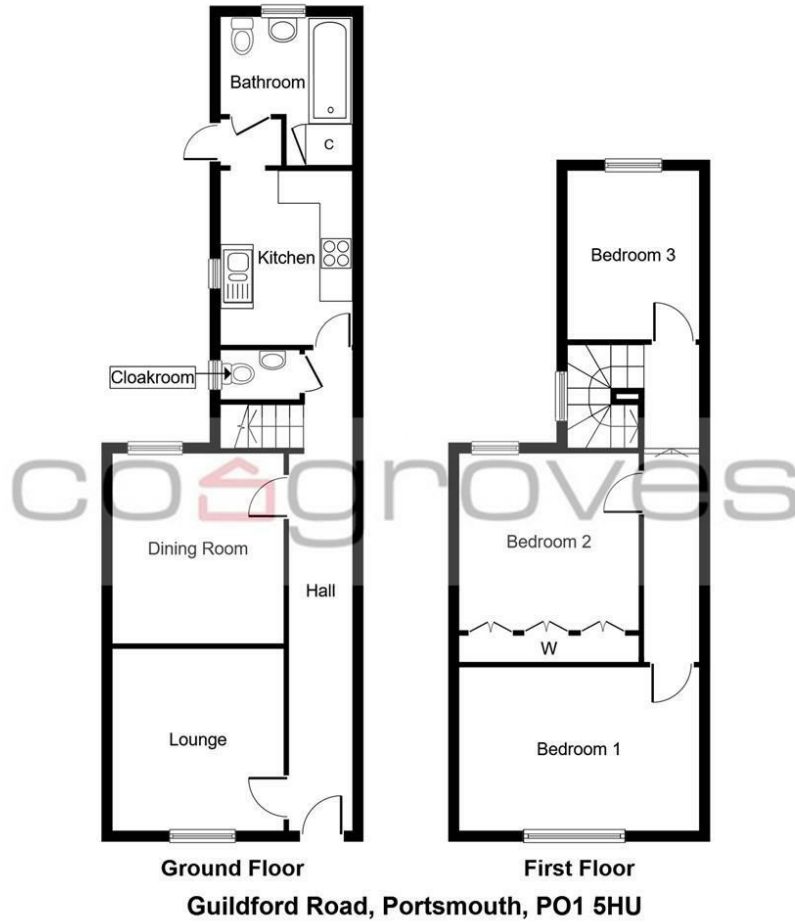
Council Tax - Band B.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

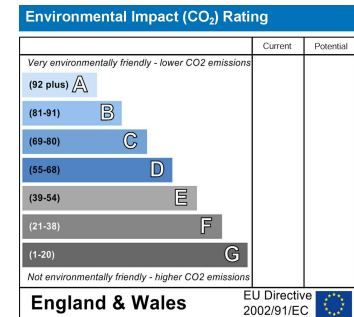
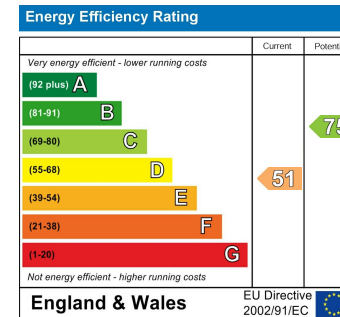
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 funding 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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