



Elgar Close, PORTSMOUTH PO6 4SW

welcome to

Elgar Close, PORTSMOUTH

CHAIN FREE AND OFF ROAD PARKING FOR TWO CARS We are delighted to bring to the sales market this lovely three bedroom semi detached family home in the sought after area of Portchester Borders.





Ground Floor

First Floor

Garage

Total floor area 91.7 sq.m. (987 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Porch

Entrance Hall

Cloakroom

Lounge

15' 1" x 14' 4" (4.60m x 4.37m)

Dining Room

9' 5" x 7' 4" (2.87m x 2.24m)

Kitchen

10' 1" x 6' 7" (3.07m x 2.01m)

Conservatory

9' 5" x 12' 7" (2.87m x 3.84m)

Landing

Bedroom One

8' 8" x 10' 11" Recess (2.64m x 3.33m Recess)

Bedroom Two

9' 1" x 8' 1" (2.77m x 2.46m)

Bedroom Three

9' 6" x 5' 1" (2.90m x 1.55m)

Bathroom

Outbuilding

7' 1" x 16' (2.16m x 4.88m)

Rear Garden

Council Tax

welcome to

Elgar Close, PORTSMOUTH

- NO ONWARD CHAIN
- OFF ROAD PARKING FOR TWO CARS
- GARAGE
- THREE BEDROOMS
- UPSTAIRS FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
POR110049 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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