



Shadwell Road, Portsmouth PO2 9EJ

welcome to

Shadwell Road, Portsmouth

CHAIN FREE FANTASTIC INVESTMENT OPPORTUNITY* *CASH BUYERS ONLYWe are pleased to bring to the market this great opportunity to purchase this freehold unit in the heart of North End in Shadwell Road.





Ground Floor

First Floor

Total floor area 134.1 sq.m. (1,443 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.

Agents Notes

Entrance Porch

Downstairs Entrance Hall

Downstairs Lounge

17' 1" Into Bay x 13' 8" (5.21m Into Bay x 4.17m)

Downstairs Kitchen

22' 1" x 9' 7" (6.73m x 2.92m)

Conservatory

7' 9" x 13' 4" (2.36m x 4.06m)

Downstairs Bedroom One

16' 4" x 10' 10" (4.98m x 3.30m)

Upstairs Entrance Hall

Upstairs Lounge

16' 6" x 9' 8" (5.03m x 2.95m)

Upstairs Kitchen

12' 1" x 6' 1" (3.68m x 1.85m)

Upstairs Bedroom One

16' 9" x 13' 8" (5.11m x 4.17m)

Upstairs Bedroom Two

16' 1" x 10' 11" (4.90m x 3.33m)

Upstairs Bathroom

Rear Garden

Outbuilding

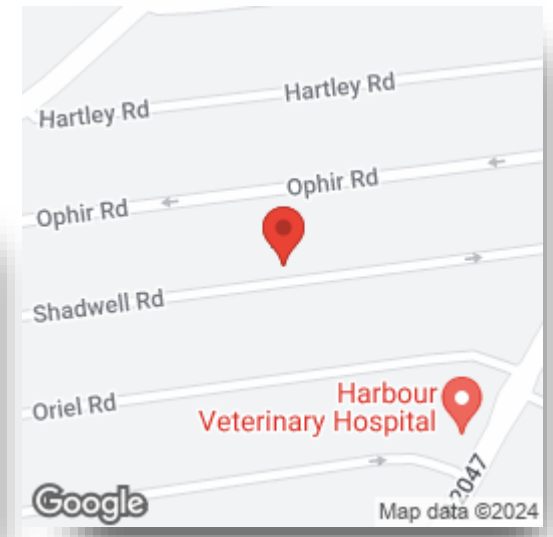
welcome to

Shadwell Road, Portsmouth

- No forward chain
- Fantastic sized rooms
- Central North End Location
- Ideal investment
- Spacious outbuilding

Tenure: Freehold EPC Rating: D

£280,000



view this property online fox-and-sons.co.uk/Property/POR109775

Please note the marker reflects the postcode not the actual property



Property Ref:
POR109775 - 0006

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.


fox & sons



023 9267 1110



Portsmouth@fox-and-sons.co.uk



126 London Road, PORTSMOUTH, Hampshire,
PO2 9DE



fox-and-sons.co.uk