



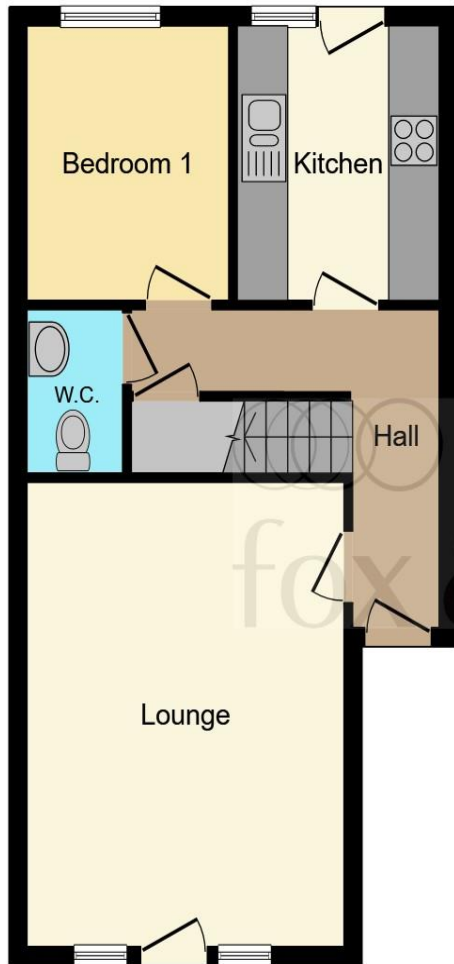
Wells Close, Portsmouth PO3 6FB

welcome to

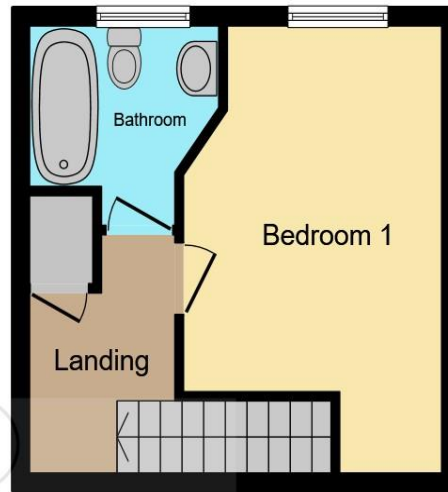
Wells Close, Portsmouth

This spacious two bedroom maisonette with allocated off road parking, spacious private rear garden and neutral decor throughout.





Ground Floor



First Floor

Total floor area 70.2 sq.m. (756 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 Hall

Lounge/dining Room
16' 10" x 12' 4" (5.13m x 3.76m)

Kitchen
10' x 7' 10" (3.05m x 2.39m)

Bedroom Two
10' x 7' 10" (3.05m x 2.39m)

Cloakroom

Rear Garden

Landing

Upstairs Family Bathroom

Bedroom One
16' 1" x 10' 1" (4.90m x 3.07m)

welcome to

Wells Close, Portsmouth

- Allocated parking space
- Private rear enclosed garden
- Upstairs bathroom
- Downstairs cloakroom
- Two bedrooms, one on ground floor and one on first floor

Tenure: Leasehold EPC Rating: Awaited

£200,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/POR110332

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Aug 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
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