



Ranelagh Road, Portsmouth PO2 8HA

welcome to

Ranelagh Road, Portsmouth

- No forward chain
- Two double bedrooms
- Upstairs four piece family bathroom
- Two reception rooms
- Bay and forecourt

Tenure: Freehold EPC Rating: D

guide price

£230,000

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

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Property Ref:

POR110900 - 0004

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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Lounge

13' 1" x 11' 5" (3.99m x 3.48m)
Double glazed door to front, double glazed window to front, laminate flooring, radiator.

Dining Room

13' 2" x 11' 3" (4.01m x 3.43m)
Double glazed window to rear, radiator, laminate flooring, understairs storage.

Kitchen

10' 1" x 8' 3" (3.07m x 2.51m)
Double glazed window to rear, double glazed door to side, wall and base units, stainless steel sink, electric oven, induction hob with extractor fan, tiled splashback.

Rear Garden

Rear enclosed garden with artificial grass.

Bedroom One

13' 2" x 11' 6" (4.01m x 3.51m)
Double glazed window to front, carpet, radiator.

Bedroom Two

11' 3" MAX x 10' 1" (3.43m MAX x 3.07m)
Double glazed window to rear, carpet, radiator.

Upstairs Family Bathroom

Double glazed window to rear, tiled, shower cubicle, bath, wash hand basin, heated towel rail, toilet.

Agents Notes

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fox & sons



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