

# Moorland Road, Portsmouth PO1 5JA



## *welcome to* Moorland Road, Portsmouth

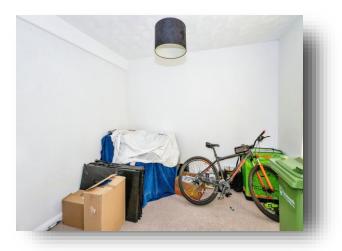
\*No forward chain\* \*Three double bedrooms\* \*Two reception rooms\*

We are delighted to welcome to market this spacious three bedroom house in the heart of Portsmouth.

Leading from the front of the property you are greeted with two reception rooms with modern kitchen and bathroom. With low maintenance rear garden.

Stairs leading to the first floor of property with three double bedrooms.







Lounge 11' 2" x 10' 2" ( 3.40m x 3.10m ) **Dining Room** 10' 10" x 10' 2" ( 3.30m x 3.10m ) Kitchen 9' 2" x 8' 2" ( 2.79m x 2.49m ) Bathroom Rear Garden Landing **Bedroom One** 13' 1" x 11' 2" ( 3.99m x 3.40m ) Bedroom Two 10' 10" x 10' 2" ( 3.30m x 3.10m ) **Bedroom Three** 9' 6" x 8' 2" ( 2.90m x 2.49m )

#### welcome to

### **Moorland Road, Portsmouth**

- No Forward Chain
- Three double bedrooms
- Close to Fratton train station
- Modern kitchen
- Close to Commercial Road

Tenure: Freehold EPC Rating: D

offers over

£230,000







Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/POR110914



Property Ref: POR110914 - 0003 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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