



Wallace Road, Portsmouth PO2 7LA

welcome to

Wallace Road, Portsmouth

****THREE BEDROOMS** **THREE RECEPTION ROOMS**** Located on the popular Wallace Road, we are delighted to present to the market this bay and forecourt three bedroom family home to the market on Wallace Road.

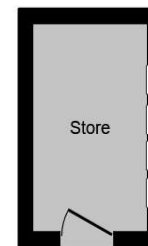




Ground Floor



First Floor



Outbuilding

Entrance Hall

Lounge

14' 3" into bay x 11' 5" into recess (4.34m into bay x 3.48m into recess)

Dining Room

14' 1" x 9' 2" (4.29m x 2.79m)

Reception Room 3

11' 8" x 7' 6" (3.56m x 2.29m)

Kitchen

9' 9" x 8' 2" (2.97m x 2.49m)

Utility Room

4' 3" x 4' 1" (1.30m x 1.24m)

Bathroom

Bedroom One

11' 1" x 11' 3" (3.38m x 3.43m)

En Suite

Bedroom Two

14' 9" x 9' 1" (4.50m x 2.77m)

Bedroom Three

7' 5" x 11' 9" (2.26m x 3.58m)

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- Three Bedrooms
- Three Reception Rooms
- Low maintenance rear garden with side access
- En suite to master bedroom
- An ideal first time buy

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/POR111148



Property Ref:
POR111148 - 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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