



Winerton
117G Newbolt Road
Portsmouth
PO6 4NS



Tel: 01329 834579 www.byrnerunciman.co.uk

WINERTON, 117G NEWBOLT ROAD

PRICE GUIDE: £250,000

The Property

Fantastic development opportunity. Winnerton is a detached two storey building comprising a pair of one bedroom flats, one on each floor. The adjacent detached double garage has been converted into a small self-contained flat. All three dwellings are in poor condition and will need to be refurbished. The property is being sold as a whole and has great investment potential.

- * **NO FORWARD CHAIN ***
- * **GREAT INVESTMENT POTENTIAL ***
- * **IN NEED OF REFURBISHMENT ***
- * **THREE SELF CONTAINED FLATS ***
- * **RESIDENTIAL AREA ***
- * **OFF ROAD PARKING ***
- * **GARDEN ***
- * **POPULAR AREA ***

The Location

Newbolt Road is in Portchester, a suburban area at the north end of Portsmouth Harbour. It lies roughly midway between Fareham and Havant. The M27 motorway is nearby to the north and a railway station to the south. A parade of shops is approximately 200 meters away.

Directions

Enter the postcode PO6 4NS into Sat Nav.

ACCOMMODATION

Each of the flats have their own front door.

GROUND FLOOR FLAT

Entrance Lobby.
Sitting Room.
Kitchen.
Bedroom.
Shower room.

FIRST FLOOR FLAT

Living Room.
Kitchen.
Bedroom.
Shower Room.

GARAGE FLAT THREE

Sitting Room/Kitchen.
Bedroom.
Shower room.

OUTSIDE

Parking for two cars. Garden to front and rear.

TENURE: Freehold.

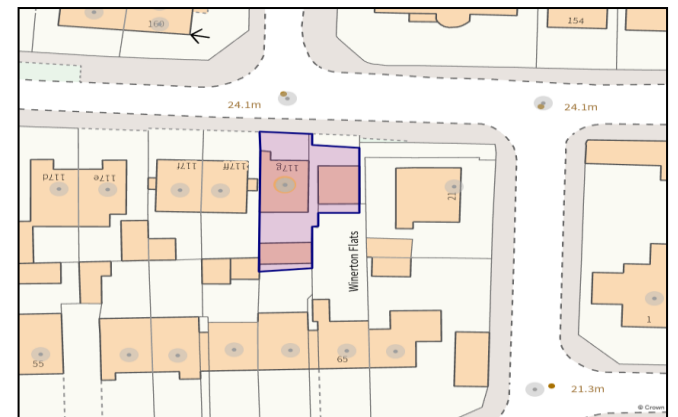
SERVICES: All main services.

LOCAL AUTHORITY: Winchester.

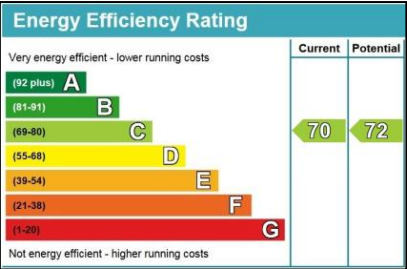
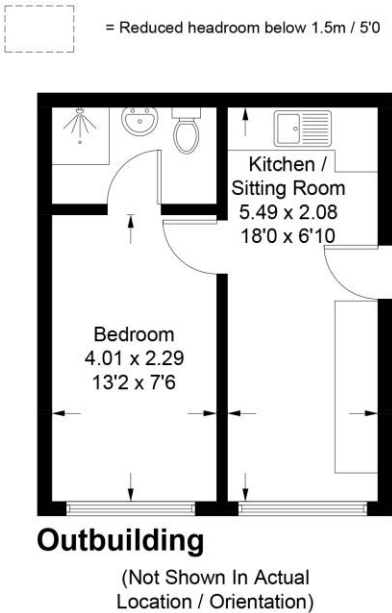
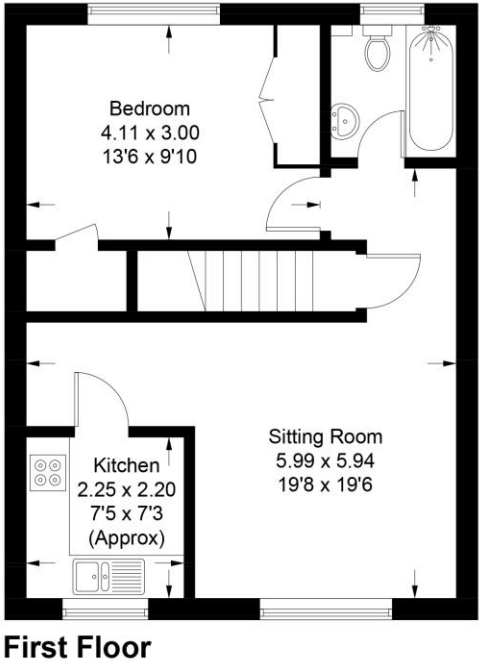
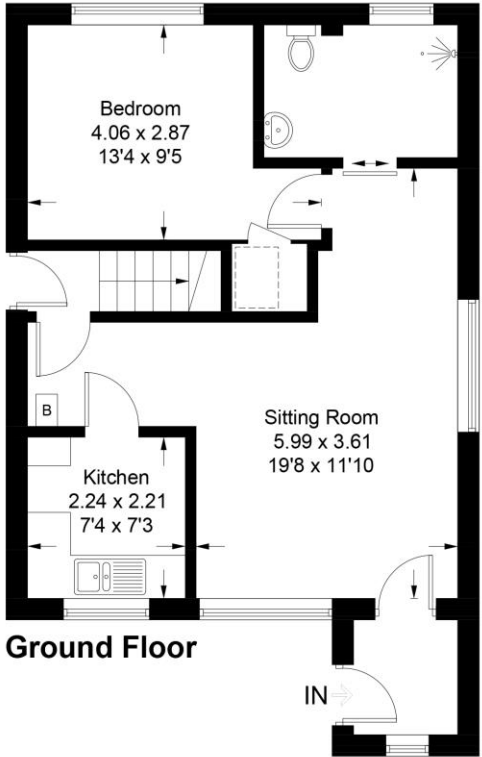
COUNCIL TAX BAND: Flats 1,2 - B, Flat 3 - A

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

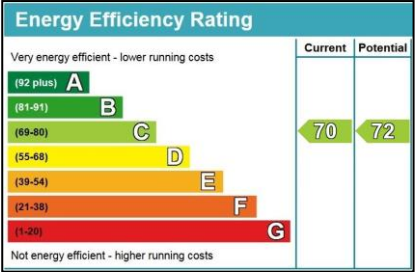
Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.



Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft
 Outbuilding = 25.0 sq m / 269 sq ft
 Total = 124.0 sq m / 1335 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1255508)
 Produced for Byrne Runciman



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

