



34 PELLHURST ROAD
 , PO33 3BW

£450,000
FREEHOLD

In need of substantial modernisation is this 6 Bedroom period property. PLEASE NOTE only clients who are able to proceed to purchase immediately are invited to view.

W | Williams
SALES & LETTINGS



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that Wootton Estates recommend 3rd party service providers based on our experience of their high service levels. We may receive a commission payment from them for your recommendation.

W | Williams

SALES & LETTINGS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements