



£275,000
82 Portsdown Road
Portsmouth, PO6 4QH

PROPERTY SUMMARY

In need of modernisation and offered with no forward chain this three bedroom semi detached property offers much scope and potential to the next owners. The accommodation consists of two reception rooms, a kitchen and a conservatory to the ground floor as well as three bedrooms and modern shower room to the first floor. Externally there are front and rear gardens as well as a large brick built storage shed. To arrange your viewing contact our Portchester Office today!





FRONT Front garden, pathway leading to front door

PORCH

HALLWAY

LOUNGE 13' 10" x 9' 10" (4.22m x 3m)

DINING ROOM 12' 11" x 9' 10" (3.94m x 3m)

KITCHEN 9' 10" x 5' 03" (3m x 1.6m)

CONSERVATORY 13' 11" x 9' 04" (4.24m x 2.84m)

LANDING

BEDROOM ONE 12' 11" x 9' 11" (3.94m x 3.02m)

BEDROOM TWO 11' 10" x 8' 00" (3.61m x 2.44m)

BEDROOM THREE 8' 10" x 7' 03" (2.69m x 2.21m)

BATHROOM

REAR GARDEN Side access to front garden and a brick built shed.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 54 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | |

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

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