



**£325,000**  
**115 Newbolt Road**  
Paulsgrove, PO6 4NR

## PROPERTY SUMMARY

Positioned on an unusually big plot for the area, we're pleased to present to the market this three bedroom end of terrace property located in Newbolt Road, Paulsgrove. The property has been extended to now offer a spacious open plan living, a kitchen, a utility room and downstairs WC, with three bedrooms and a family bathroom located to the first floor. A particular selling point of this property is the large south facing rear garden, ample off road parking and garage. To arrange your viewing contact our Portchester Office today!





**FRONT** Off road parking for multiple vehicles, access to garage via up and over door, side access to rear garden and front door to property

**PORCH**

**LOUNGE** 15' 07" into bay x 13' 11" (4.75m x 4.24m)

**BREAKFAST ROOM** 10' 04" x 8' 07" (3.15m x 2.62m)

**DINING ROOM** 12' 06" x 10' 02" (3.81m x 3.1m)

**KITCHEN** 10' 04" x 8' 07" (3.15m x 2.62m)

**UTILITY ROOM** 10' 11" x 10' 09" (3.33m x 3.28m)

**WC**

**LANDING**

**BEDROOM ONE** 13' 07" x 12' 02" (4.14m x 3.71m)

**BEDROOM TWO** 13' 07" x 8' 08" (4.14m x 2.64m)

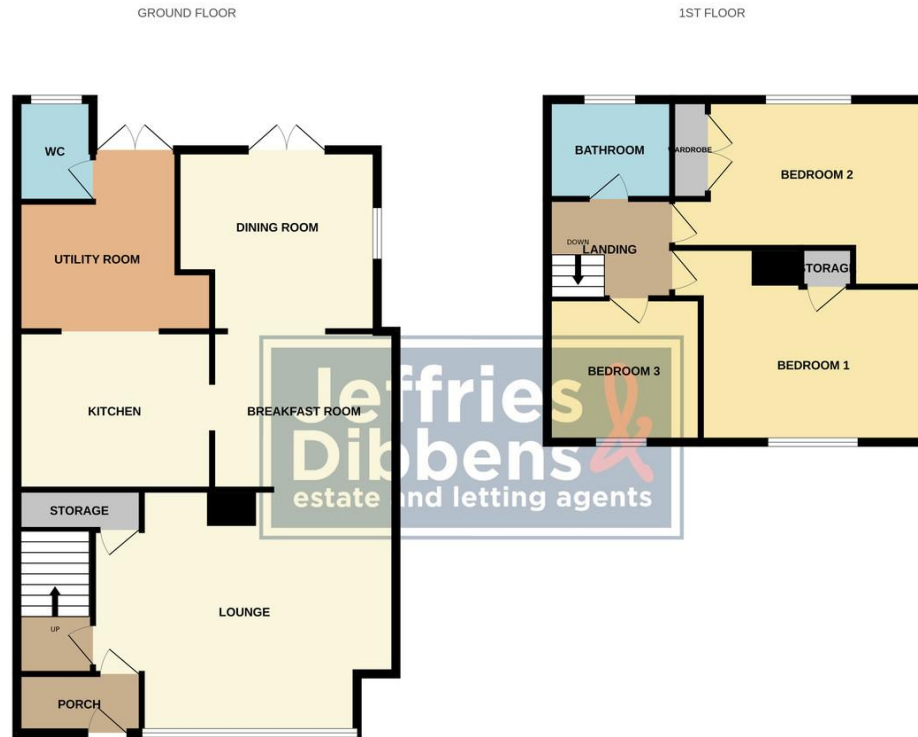
**BEDROOM THREE** 9' 02" x 8' 09" (2.79m x 2.67m)

**BATHROOM**

**REAR GARDEN**

**GARAGE**

Please be aware that this property is a non standard British Iron and Steel Federation construction. Please refer to your financial advisor for your lenders requirements.



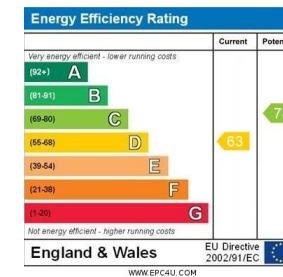
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 A

**VIEWINGS**  
By prior appointment only



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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