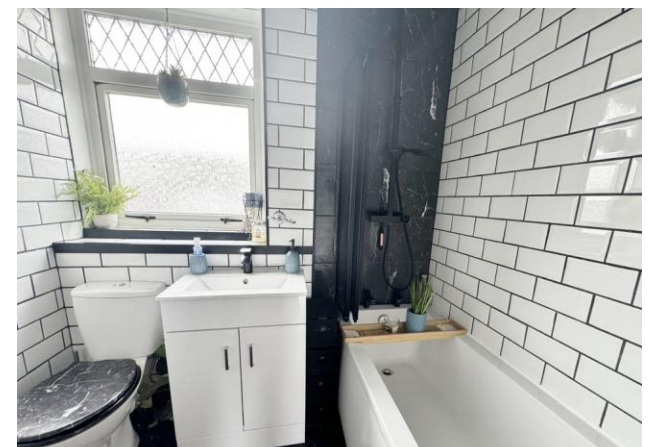




**£250,000**  
**94 Newbolt Road**  
Paulsgrove, PO6 4JQ

## PROPERTY SUMMARY

We are pleased to present to the market this three bedroom end terrace family home located on Newbolt Road, Paulsgrove. The accommodation boasts a porch, a large sitting room, a modern fitted kitchen with dining room and conservatory to the ground floor with an additional three good size bedrooms and a family bathroom to the first. Externally, the rear garden is separated into two sections with side access to the front of the property, a brick storage area and WC. Other benefits include double glazing, gas central heating and a block paved driveway creating off road parking for multiple vehicles. To arrange a viewing, please contact our Portchester Office today.





## FRONT

## PORCH

**LIVING ROOM** 13' 10" x 12' 01" (4.22m x 3.68m)

**KITCHEN/DINER** 20' 10" x 8' 07" (6.35m x 2.62m)

**CONSERVATORY** 16' 01" x 6' 10" (4.9m x 2.08m)

**BEDROOM 1** 12' 02" x 11' 11" (3.71m x 3.63m)

**BEDROOM 2** 13' 04" x 8' 07" (4.06m x 2.62m)

**BEDROOM 3** 9' 02" x 8' 07" (2.79m x 2.62m)

## BATHROOM

## REAR GARDEN

## STORE

**AGENTS NOTE** 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.



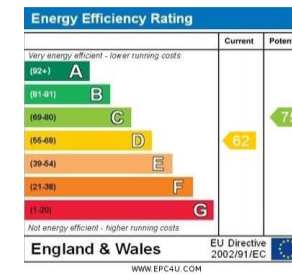
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such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