



PROPERTY SUMMARY

Offered with no forward chain, this two bedroom end of terrace house is situated in Cheltenham Road, Paulsgrove. The property comprises entrance hall, 16'9 lounge, bathroom and kitchen to the ground floor with two double bedrooms to the first floor. Benefits include an approx. 48' south facing rear garden, a modern bathroom suite, gas central heating and double glazing. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Portchester).

2	
1	
1	





HALLWAY

5' 10" x 5' 7" (1.78m x 1.7m)

LOUNGE

16' 9" x 11' 0" (5.11m x 3.35m)

BATHROOM

5' 6" x 4' 10" (1.68m x 1.47m)

KITCHEN

11' 9" x 8' 8" (3.58m x 2.64m)

LANDING

BEDROOM ONE

15' 0" x 11' 0" (4.57m x 3.35m)

BEDROOM TWO

15' 0" x 8' 9" (4.57m x 2.67m)

REAR GARDEN

48' 0" x 29' 0" (14.63m x 8.84m)



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	85
(81-91)	B	68
(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
WWW.EPC4U.COM		

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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