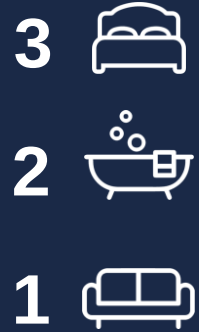


£419,500
7 The Edge
Portsmouth, PO6 4RF

PROPERTY SUMMARY

Situated in the quiet cul-de-sac 'The Edge', this beautifully presented end of terrace town house with Solent views is now available to the market. Downstairs, the property presents a delightful play room, a handy WC and a stunning open plan kitchen / breakfast room with French doors opening into the low maintenance garden. The first floor offers two spacious double bedrooms, one currently being used as a living room and a generous sized modern family bathroom. Upon going upstairs to the second floor you are greeted by the bright and airy master bedroom which contains fitted wardrobes, a contemporary ensuite bathroom as well as storage within the eaves. We highly recommend any who are interested to contact us now to arrange a viewing!





ENTRANCE HALL

PLAY ROOM 11' 1" x 8' 0" (3.38m x 2.44m)

WC

KITCHEN/DINER 30' 0" x 14' 10" (9.14m x 4.52m)

LANDING

BEDROOM 14' 10" x 9' 1" (4.52m x 2.77m)

BATHROOM

BEDROOM/LIVING ROOM 14' 10" x 11' 8" (4.52m x 3.56m)

LANDING

BEDROOM 24' 0" x 11' 07" (7.32m x 3.53m)

ENSUITE

REAR GARDEN





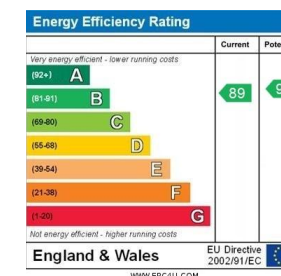
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
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