



**£325,000**  
**36 Elkstone Road**  
Paulsgrove, PO6 4AY

## PROPERTY SUMMARY

New to the market is this deceptively spacious mid-terraced family home offering four double bedrooms! The extended ground floor features a separate lounge with an attractive bay window, a generous dining room ideal for entertaining, and a modern fitted kitchen. Upstairs, the property continues to impress with four well-proportioned double bedrooms and a family bathroom. Externally, the home benefits from a generous rear garden complete with a brick-built store, flower beds, convenient side access and a front garden. Early viewing is highly recommended, contact our Portchester office today to arrange your appointment!

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## HALLWAY

**LOUNGE** 17' 2" x 15' 6" (5.23m x 4.72m)

**DINING ROOM** 24' 9" x 9' 7" (7.54m x 2.92m)

**KITCHEN** 16' 0" x 9' 10" (4.88m x 3m)

## LANDING

**BEDROOM ONE** 14' 0" x 9' 10" (4.27m x 3m)

**BEDROOM TWO** 11' 6" x 10' 2" (3.51m x 3.1m)

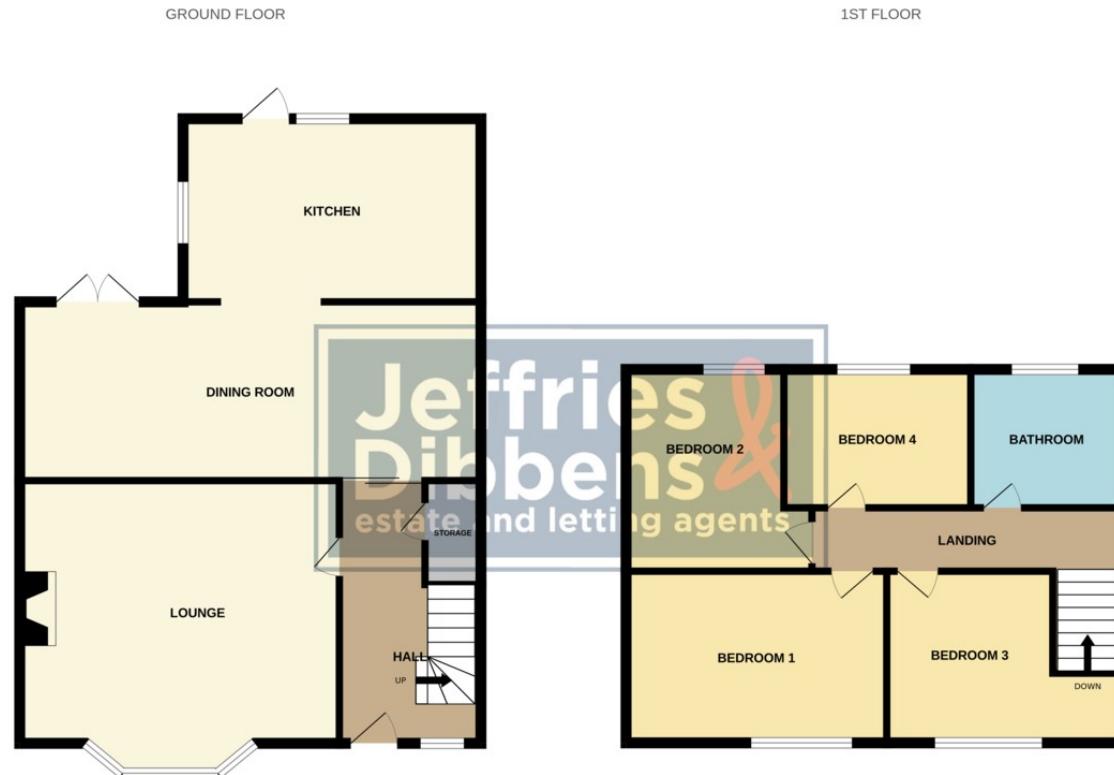
**BEDROOM THREE** 12' 8" x 9' 11" (3.86m x 3.02m)

**BEDROOM FOUR** 9' 10" x 8' 2" (3m x 2.49m)

**BATHROOM** 7' 11" x 7' 3" (2.41m x 2.21m)

## GARDEN





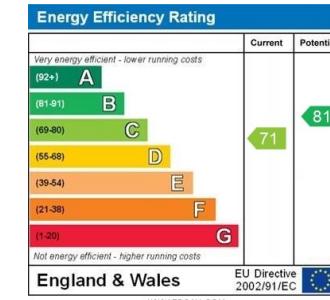
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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.



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