



**£330,000**  
**118 Newbolt Road**  
Paulsgrove, PO6 4JH

## PROPERTY SUMMARY

Jeffries and Dibbens are thrilled to offer this Chain Free, detached chalet bungalow with three double bedrooms to the market. With its downstairs offering a modern fitted bathroom, a spacious lounge room and a bright and airy contemporary kitchen/diner with French doors to the rear garden. The property also boasts two good size double bedrooms on the ground floor and another large double bedroom on the first floor. Externally, there is off road parking to the front of the property and a low maintenance garden to the rear. We strongly advise all those who are interested to call us now as we believe this property will not be available for long!





## **ENTRANCE HALL**

## **LOUNGE**

12' 7" x 9' 8" (3.84m x 2.95m)

## **KITCHEN/DINER**

23' 5" x 11' 6" (7.14m x 3.51m)

## **BATHROOM**

10' 9" x 7' 6" (3.28m x 2.29m)

## **BEDROOM 1**

16' 11" x 11' 11" (5.16m x 3.63m)

## **BEDROOM 2**

22' 5" x 11' 8" (6.83m x 3.56m)

## **BEDROOM 3**

12' 3" x 11' 4" (3.73m x 3.45m)

## **REAR GARDEN**



GROUND FLOOR

1ST FLOOR



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs:		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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 &**  
estate and letting agents

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