

Nesbits

Established 1921

2 Pendennis Road, Paulsgrove, Portsmouth, PO6 4JJ

For auction Guide Price £100,000

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TO BE SOLD BY PUBLIC AUCTION 11 am TUESDAY 9th MARCH 2027 (unless sold previously) AT THE QUEENS HOTEL, SOUTHSEA
PRICE GUIDE: £100,000-PLUS
Of interest to builders and investors, this THREE BEDROOM SEMI-DETACHED FAMILY HOUSE occupies a generous corner plot. NOW REQUIRING COMPREHENSIVE RENOVATION and holding considerable potential. Upon the southern slope Portsdown Hill, Pendennis Road runs between Allaway Avenue and Newbolt Road, No. 2 being on the east side at the junction with Hayle Road (cul-de-sac). This position is convenient to a wide range of public amenities. The property itself has rendered elevations under a pitched and tiled roof. It stands behind a deep forecourt, whilst to the side and rear is a larger then average garden granting scope for extension (subject to consent).







Unoccupied for a number of years, the house, as stated, is in need now of a wide-ranging programme of repair and refurbishment, offering a blank canvas opportunity to builders and investors with either re-sale or lucrative letting in mind. Full particulars are given as follows:

UPVC front door to:

ENTRANCE HALL
Window to side elevation. Stairs to first floor having cupboard housing electricity meter. Single panel radiator.

LIVING ROOM
13'2 x 12'7 (4.01m x 3.84m)
Window to front elevation. Double panel radiator. Arched opening to:

DINING ROOM
10'4 x 8'11 (3.15m x 2.72m)
Window to rear elevation. Double panel radiator. Door to Kitchen.

KITCHEN
10'6 x 9'6 (3.20m x 2.90m)
Sink unit, fitted cupboards. 'Glow-worm' gas fired central heating boiler. Door to:

FIRST FLOOR

LANDING
Access to Loft Space.

SEPARATE W.C.
Low flush suite. Window to side elevation.

BATHROOM
Bath, inset handbasin. Fitted cupboard. Window to rear elevation.

BEDROOM ONE
11'4 x 10'4 (3.45m x 3.15m)
Window to front elevation. Two built-in cupboards. Night storage radiator.

BEDROOM TWO
11'2 x 10'3 (3.40m x 3.12m)
Window to rear elevation. Built-in cupboard. Single panel radiator.

BEDROOM THREE
8'3 x 8'0 (2.51m x 2.44m)
Windows to front and side elevations. Built-in cupboard. Night storage radiator.

OUTSIDE
FRONT: Deep forecourt.
REAR: Generous garden (heavily overgrown at present) having walled and fenced surround. Pair of timber vehicular gates to rear boundary (see Legal Pack for information upon any existing Rights of Access).

COUNCIL TAX
Band 'B' - £1,782.44 p.a. (2026-27).

EPC
Energy Rating "E" (floor area: 81 sq m approx.)

VIEWING
IMPORTANT NOTE: due to the condition of the property, internal inspection will NOT be possible.
SOLE AGENTS & AUCTIONEERS, D. M. NESBIT & CO.
(17966/052379)

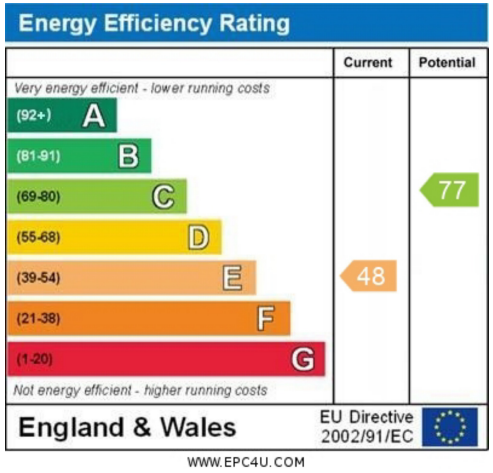
ADDITIONAL AUCTION COSTS
A Buyer's Premium of £600 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).









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These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

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