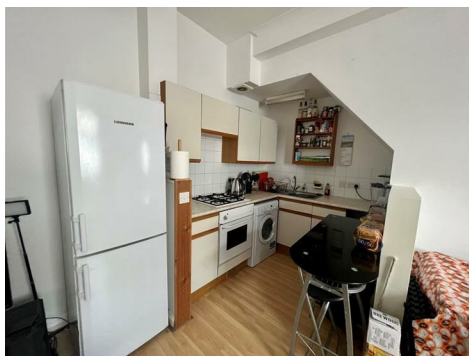




New Road East, Portsmouth, PO2 7RS

Asking Price £175,000

****INVESTORS ONLY - TENANTS IN SITU****

Nestled in the heart of Portsmouth on New Road East, this charming house, with OFF ROAD PARKING, presents an excellent opportunity for those seeking an investment. The property boasts a well-proportioned reception room and two spacious double bedrooms making it ideal for small families, couples, or individuals.

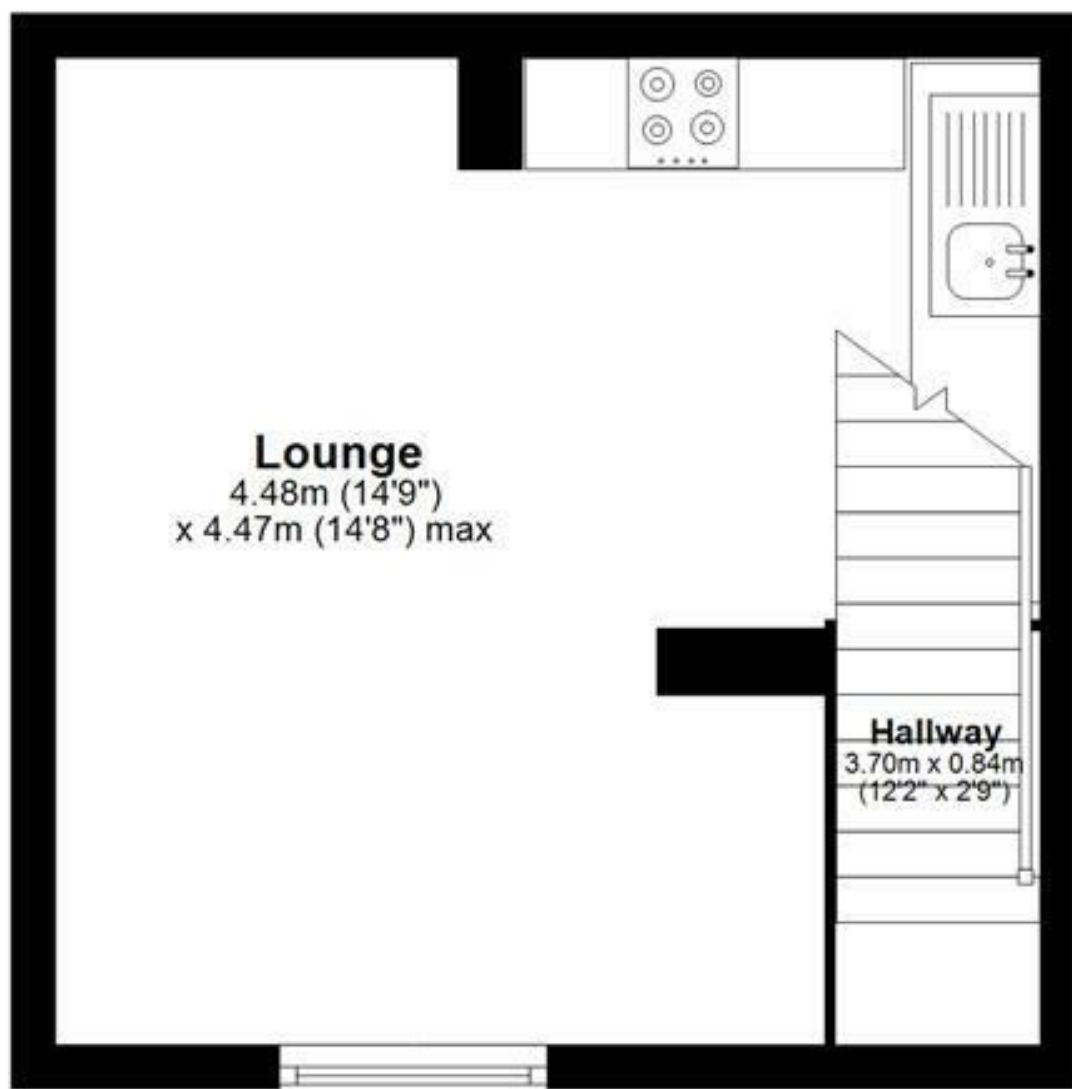
The house features a thoughtfully designed bathroom, ensuring convenience and comfort for daily routines. The layout of the property is both practical and welcoming, providing a sense of warmth and homeliness.

Situated in a vibrant area of Portsmouth, residents will benefit from easy access to local amenities, including shops, parks, and public transport links, making it a convenient choice for everyday living and a perfect investment property for any tenant.

Tenure: Freehold
Council Tax: Band A
EPC Rating: E

Ground Floor

Approx. 21.4 sq. metres (230.8 sq. feet)



total area: approx. 62.6 sq. metres (674.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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