GD3 PROPERTY









10-12 Clarendon Road, Portsmouth, PO5 2EE

Offers Over £150,000

This delightful, well kept, two bedroom property sits on the top floor of Clarendon House in Clarendon Road, Southsea, providing a peaceful retreat in a popular and vibrant location close to shops, bars, cafes, restaurants, bus routes and the seafront.

The property has two good sized double bedrooms, a kitchen / lounge area and a bathroom, all of which are saturated with natural light.

The communal entrance has a secure, intercom facility, ensuring peace of mind and security for all residents.

With no forward chain and a perfect EPC rating, this property is sure to appeal to many buyers.

Disclaimer
All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitors as to the freehold / Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must, themselves verify their accuracy. Where a room layout is included, this is for general guidance only, it is not to scale, and its accuracy cannot be confirmed.

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Lounge / kitchen area 15'9" x 10'8" (4.81 x 3.258)

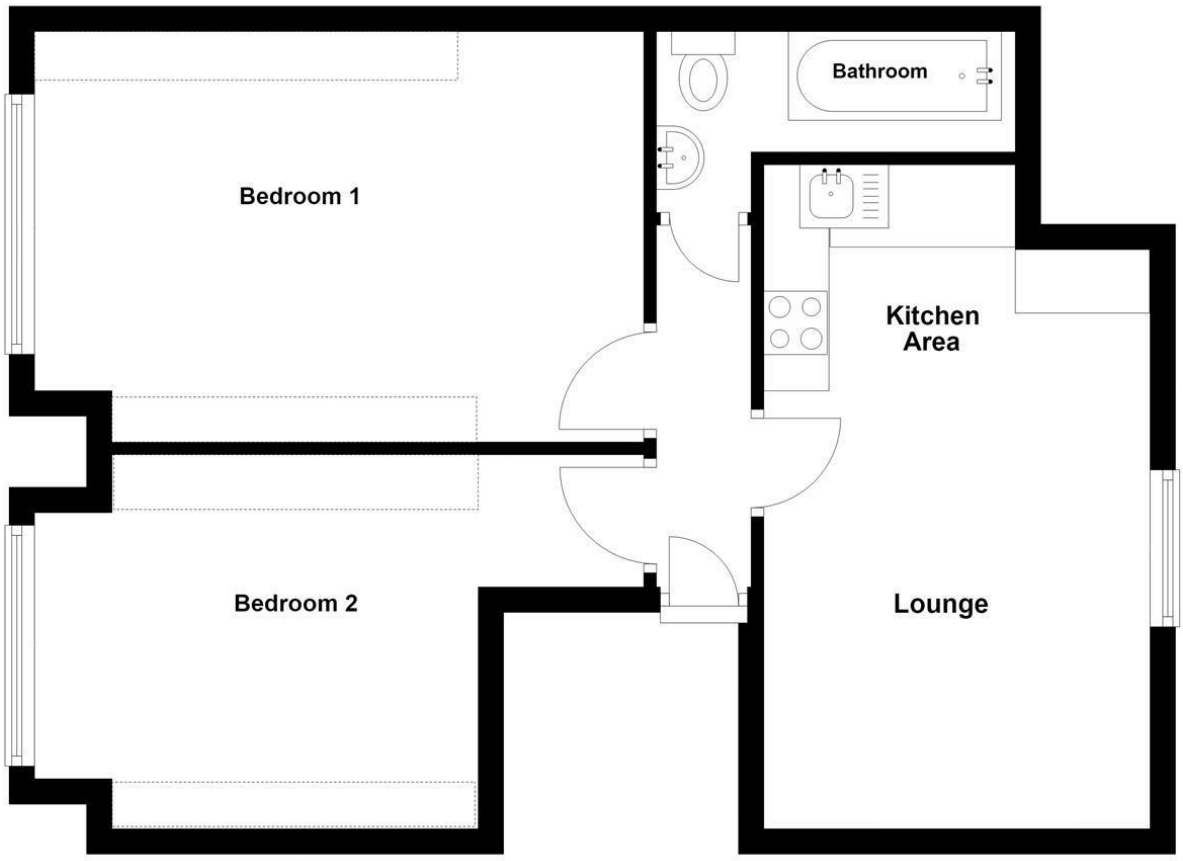
Bedroom 1 13'9" x 10'7" (4.20 x 3.25)

Bedroom 2 10'8" x 10'1" (3.27 x 3.08)

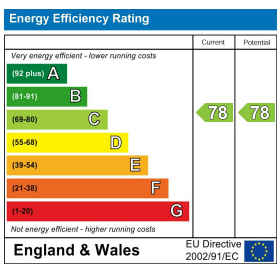
Bathroom 5'9" x 6'10" (1.76 x 2.10)

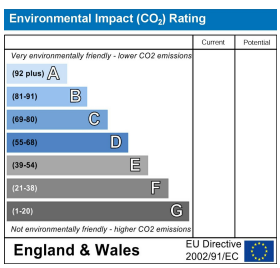
Floor Plan

Approx. 48.4 sq. metres (520.9 sq. feet)



Total area: approx. 48.4 sq. metres (520.9 sq. feet)





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