

FOR SALE



Toronto Road, North End
Asking Price Of £179,995


MARTIN&CO

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- Three Double Bedrooms
- No Forward Chain
- Ideal First Time Buy
- Excellent Opportunity to Add Value
- Spacious Open Plan Living/Dining Room

A spacious three double bedroom home offering no forward chain, generous living accommodation and excellent potential for modernisation and improvement.

The ground floor features a generous open plan living/dining room, creating a sociable and versatile space for everyday living and entertaining. This leads through to the fitted kitchen, while a particularly useful feature is the large downstairs bathroom.

Upstairs, the property offers three genuine double bedrooms, providing excellent flexibility for couples, families or those requiring additional home-working space.

Externally, the property benefits from a good-sized enclosed rear garden, offering plenty of room for outdoor seating, entertaining and family use.



The property is well positioned for a range of local amenities and schooling, with Manor Infant & Nursery School, Penbridge Junior School, New Horizons Primary School and The Portsmouth Academy all nearby. London Road in North End is also within easy reach, offering a wide selection of shops, supermarkets, cafés, restaurants and everyday amenities, together with regular transport links across Portsmouth.

Further benefits include gas central heating, double glazing and freehold tenure.

With its three double bedrooms, spacious living accommodation, no onward chain and clear scope for further improvement, this is an excellent starter home and a great opportunity for buyers looking to add value over time.

HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





Martin & Co Portsmouth

4 Grove Road South • Southsea • PO5 3QT
T: 02392 987001 • E: portsmouth@martinco.com

02392 987001

<http://www.martinco.com>

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.