



**NESBITT & SONS**  
ESTATE AGENTS



## 47 Wadham Road, Portsmouth, PO2 9ED

### Offers over £300,000

Situated on Wadham Road in the vibrant city of Portsmouth, this charming mid-terrace family home offers a delightful blend of period features and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the large open-plan kitchen and dining area, which boasts double doors that lead directly onto a beautifully enclosed south-facing garden. This outdoor space is ideal for enjoying sunny days and hosting gatherings with family and friends.

The property is conveniently located close to local shops and amenities, ensuring that daily necessities are just a short stroll away. This prime location not only enhances the appeal of the home but also offers a sense of community and accessibility.

With one well-appointed bathroom, this mid-terrace house combines comfort and practicality, making it an excellent choice for those looking to settle in a lively area of Portsmouth. Whether you are a first-time buyer or seeking a family home, this property presents a wonderful opportunity to create lasting memories in a charming setting.

Entrance Hallway

Living Room 15'8 x 12'9 (4.78m x 3.89m)

Sitting Room 12'4 x 10'7 (3.76m x 3.23m)

Kitchen/Diner 24'2 x 10'11 (7.37m x 3.33m)

Landing

Bathroom 11'6 x 7'5 (3.51m x 2.26m)

Bedroom One 16'7 x 15'11 (5.05m x 4.85m)

Bedroom Two 14'11 x 10'11 (4.55m x 3.33m)

Bedroom Three 12'5 x 10'5 (3.78m x 3.18m)

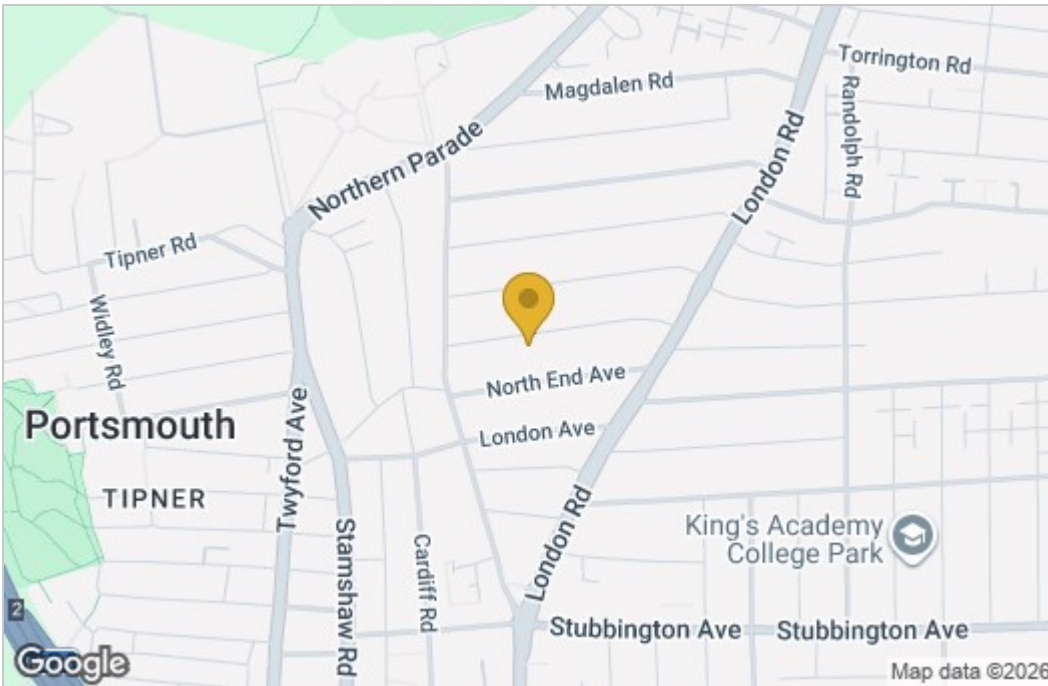
Garden

# Floor Plan



**TOTAL FLOOR AREA:** 1363 sq.ft. (126.7 sq.m.) approx.  
 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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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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