



113 Old Rectory Road, Portsmouth

Offers in Region of £360,000

 chinneckshaw



113 Old Rectory Road

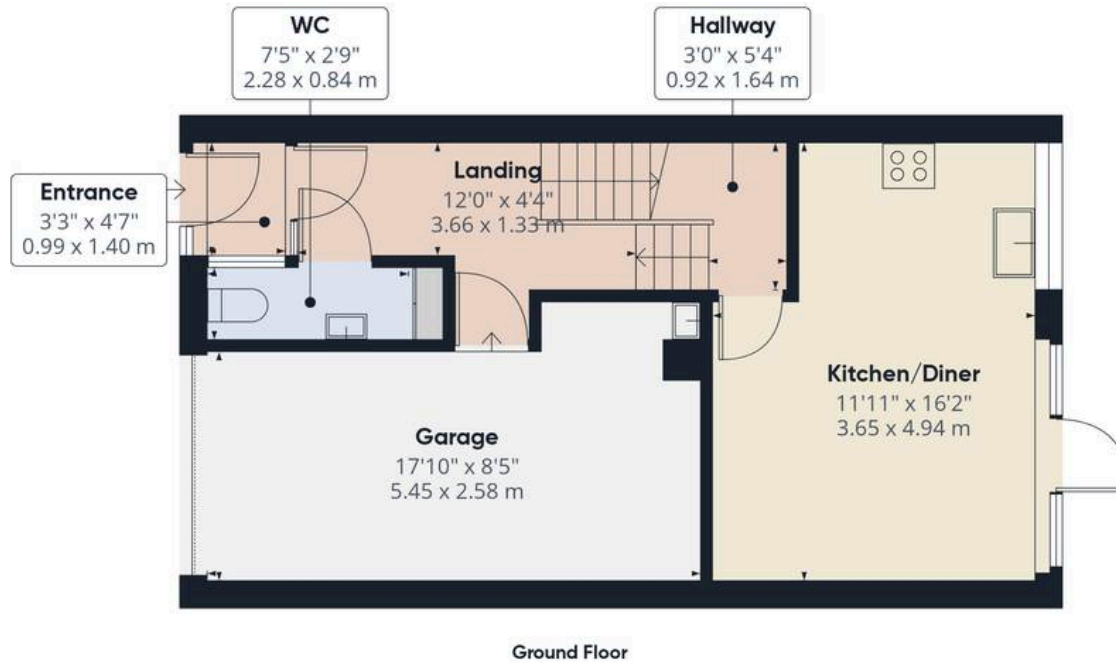
Portsmouth

Situated in a desirable location, this well-presented three-bedroom semi-detached house offers an appealing blend of style, comfort, and practicality, making it ideal for families, professionals, or first-time buyers.. The welcoming hallway provides access to a downstairs WC, internal access to the private garage, and leads through to the impressive open-plan kitchen and dining area. With sleek modern cabinetry, integrated appliances, and generous workspace, this sociable space is perfect for family meals and entertaining guests.

Upstairs, the spacious lounge provides a relaxing setting for everyday living, while two generously sized bedrooms offer flexible accommodation for restful retreats, a home office, or nursery. The modern family bathroom is finished to a high standard, featuring a shower over the bath, stylish tiling, and quality fixtures. The spacious main bedroom occupies the second floor, creating a peaceful and private space. Offered with no onward chain, the property presents an excellent opportunity for a swift, stress-free move to a neighbourhood with access to local amenities, reputable schools, and transport links.

Material Information • Tenure: Freehold • Council Tax: Band D • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Garage • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Very low.





Approximate total area⁽¹⁾

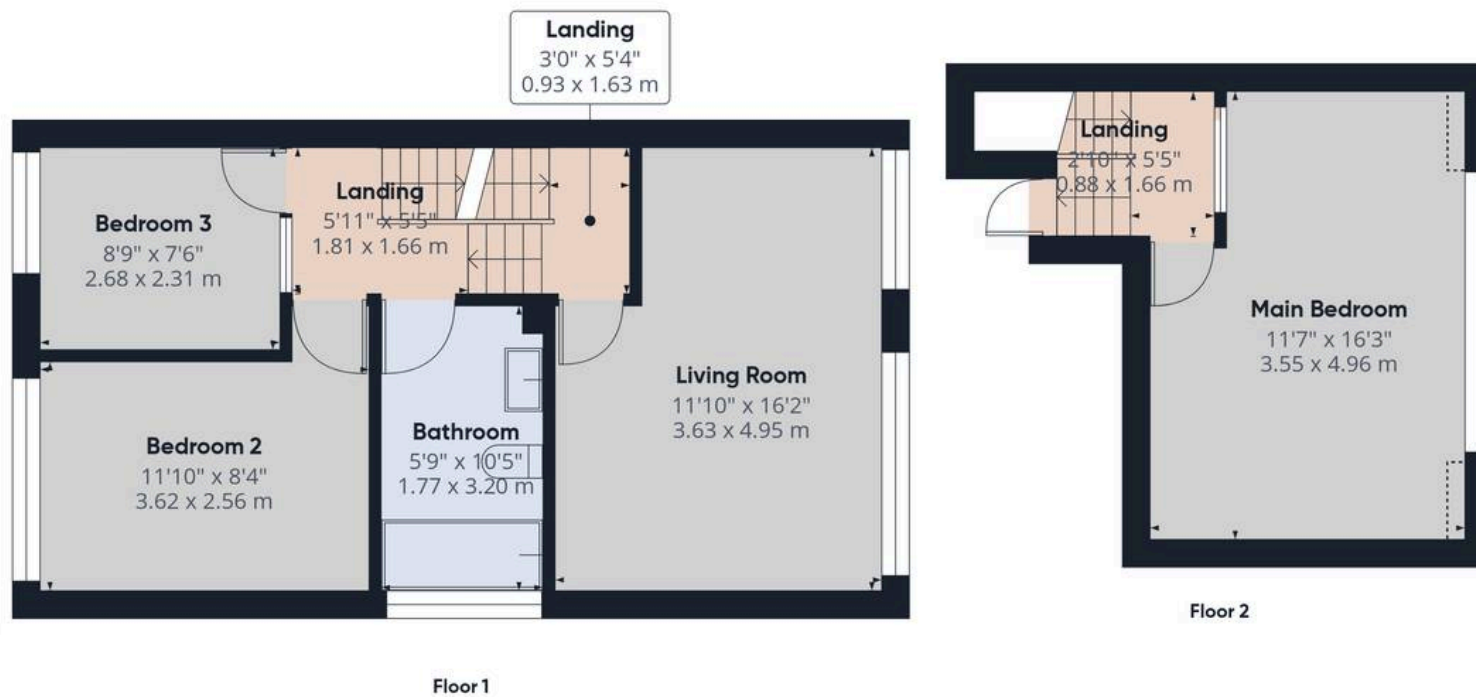
1145 ft²

106.4 m²

Reduced headroom

3 ft²

0.3 m²



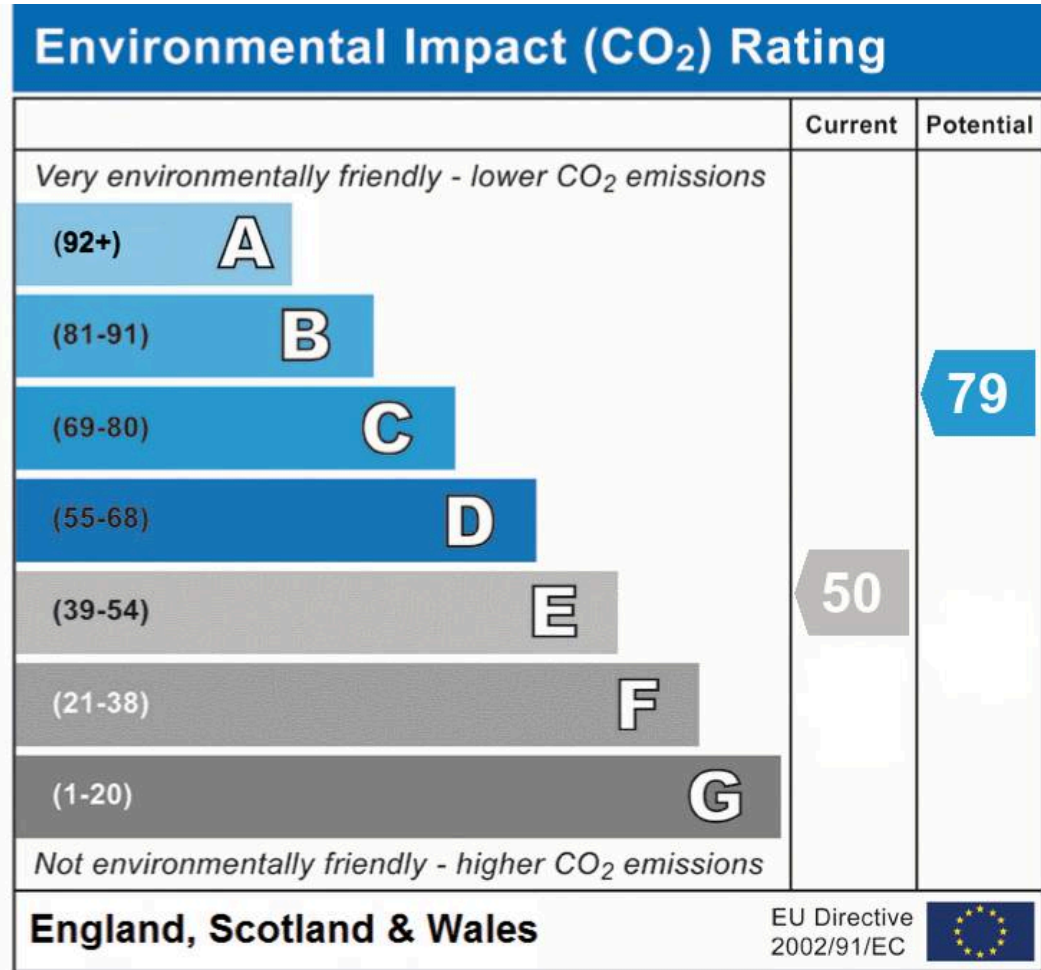
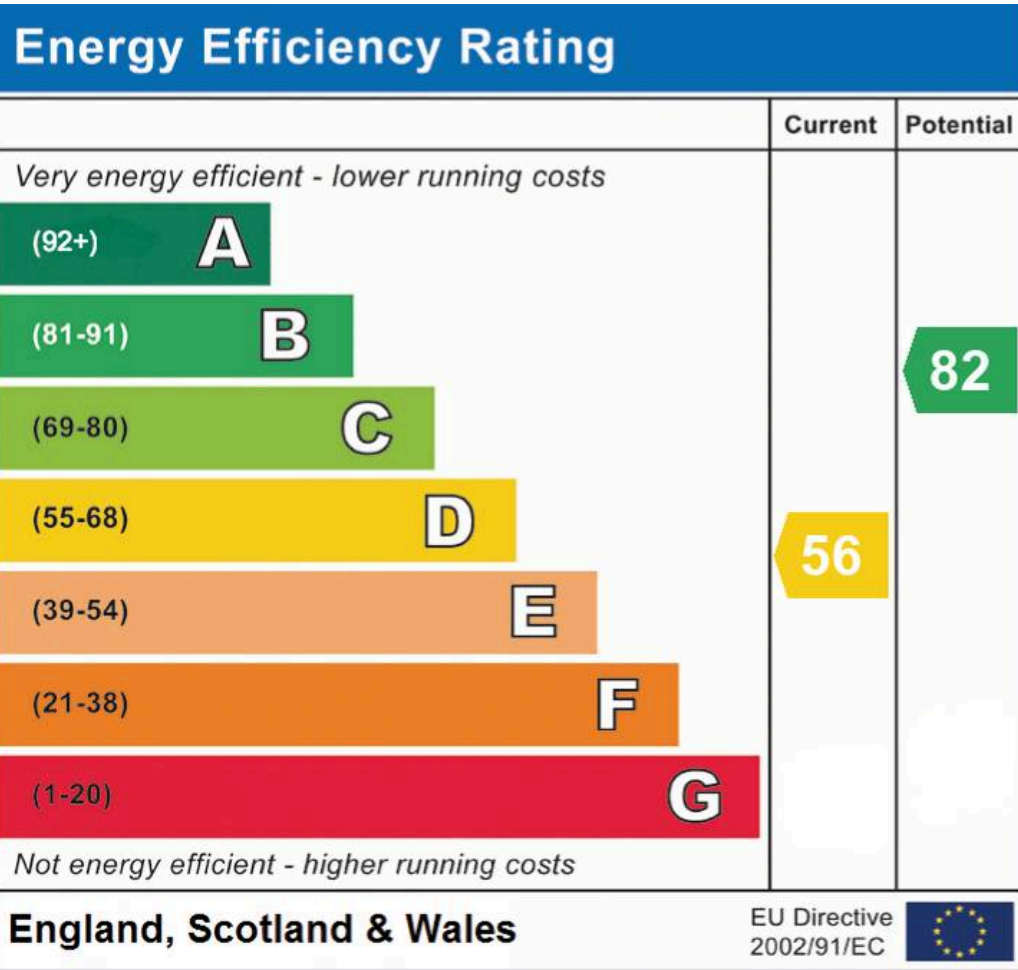
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Chinneck Shaw

Bridge House, Milton Road, Portsmouth – PO3 6AN

023 9282 6731

hello@chinneckshaw.co.uk

www.chinneckshaw.co.uk/

Chinneck Shaw, Bridge House, Milton Road, PO3 6AN Consumer Protection from Unfair Trading Regulations 2008: These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.