GD3 PROPERTY









New Road East, Portsmouth, PO2 7RS

Asking Price £175,000

Nestled in the heart of Portsmouth on New Road East, this charming house, with OFF ROAD PARKING and NO FORWARD CHAIN, presents an excellent opportunity for those seeking a peaceful retreat in a lovely location. The property boasts a well-proportioned reception room and two double bedrooms, making it ideal for small families, couples, or individuals. The layout of the property is both practical and welcoming.

The property does need some cosmetic TLC after long term tenants but this is reflected in the great price!

For any investor interest, this property has been receiving a rental figure of £995.00 per calendar month.

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 14'8" x 10'11" (4.49 x 3.34)

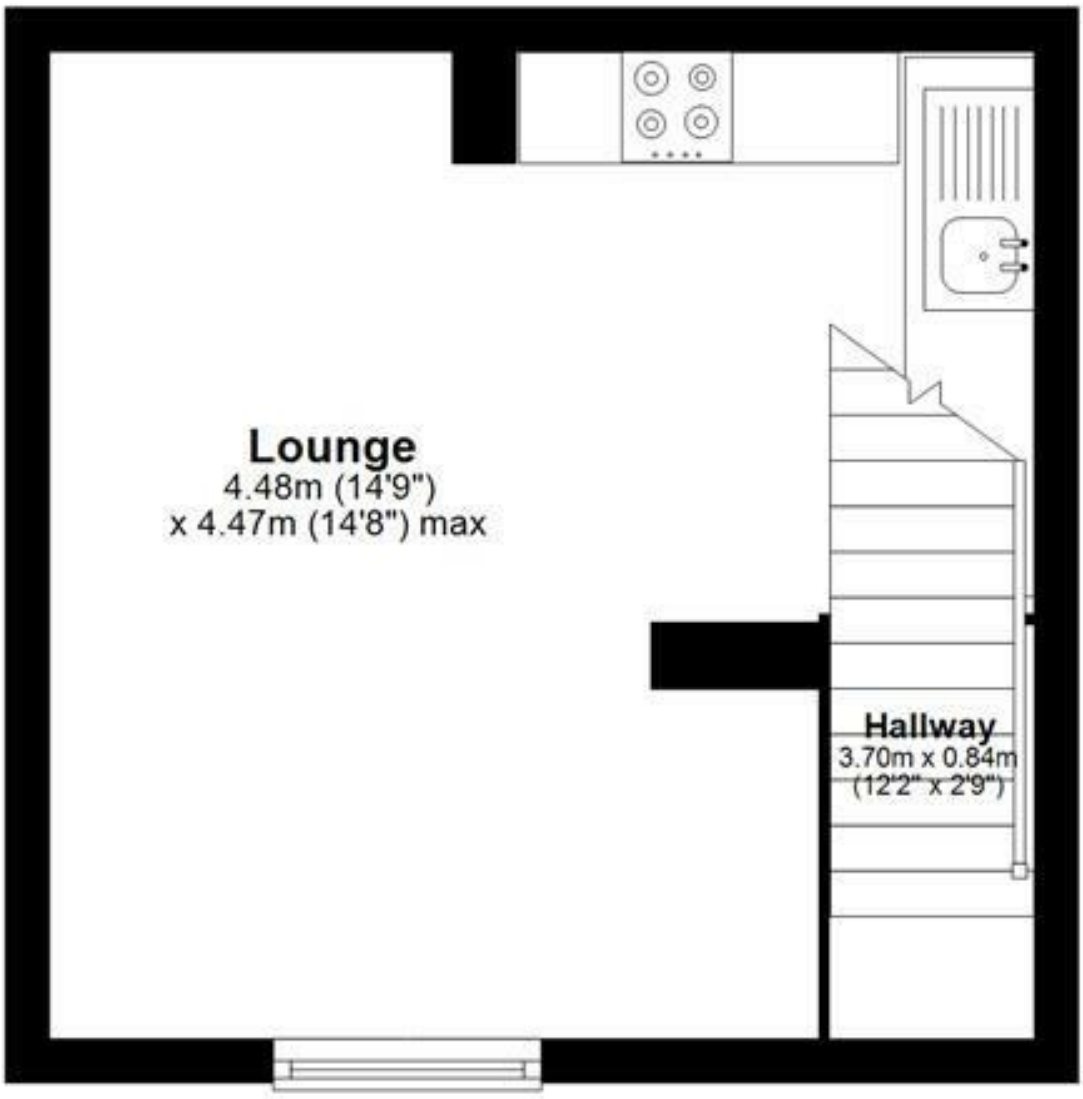
Bedroom 1 10'9" x 11'11" (3.30 x 3.64)

Bedroom 2 8'4" x9'1" (2.56 x2.78)

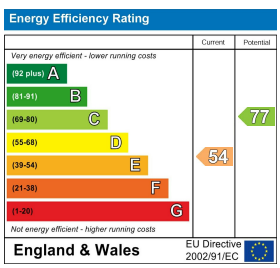
Bathroom 7'3" x 5'6" (2.23 x 1.70)

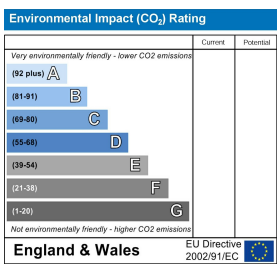
Ground Floor

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



otal area: approx. 62.6 sq. metres (674.0 sq. feet





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