

133 Portchester Road

Portsmouth, PO2 7JA

Asking Price £170,000 Council Tax Band B 2 2 2 E

Tullys

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*** OF INTEREST TO BUILDERS AND DEVLOPERS *** *** IN NEED OF MODERNISATION *** *** NO FORWARD CHAIN *** *** VACANT POSSESSION *** *** FIRST TIME TO THE MARKET IN OVER 60 YEARS***

Now in need of improvement, this bay and forecourt terrace offers bags of potential for the right buyer. Priced realistically, this is a no chain property ripe for upgrading. Consisting of two receptions rooms, a kitchen, ground floor w/c and lean-to, along with two double bedrooms and the bonus of a third bed (currently used as a shower room) to the second floor.

Options include turning the stairs to provide separate access to the third bedroom (subject to building regulation approval) as well as creating a first floor hallway. A disused shower exists on the ground floor and this could be enhanced to provide a functioning bathroom. Alternatively, by re-fitting the first floor shower room a lovely master suite could be created.

This is a real opportunity for the right buyer at a sensible asking price.

ENTRANCE HALLWAY

Double Glazed front door into the entrance hall, door to the lounge, stairs to the first floor and door to the dining room

LOUNGE

13'7" into bay and recess x 9'8" (4.14m into bay and recess x 2.95m)

Double glazed bay window to the front aspect, decorative cornice, feature fire surround, floor-standing electric heater.

DINING ROOM

12'1" x 10'9" (3.68m x 3.28m)

Ceiling tiles, double glazed window to the rear aspect, understairs cupboard housing electric consumer units and meter, feature fire surround, floor-standing electric heater, door to the kitchen.

KITCHEN

8'3" x 8'1" (2.51m x 2.46m)

Double glazed window to the side aspect, range of fitted kitchen units, integrated electric oven, hob and extractor fan, stainless steel sink with mixer tap, opening to the lobby.

LOBBY

Door to w/c housing low flush w/c. Opening to a shower enclosure. Door to the lean-to.



















LEAN-TO
8'3" x 6'2" (2.51m x 1.88m)
Single glazed windows to the rear, single glazed door to the rear.

FIRST FLOOR LANDING
Split landing with access to Bedrooms One and Two.

BEDROOM ONE
13'2" x 11'1" maximum (4.01m x 3.38m maximum)
Picture rail, double glazed window to the rear aspect, built in Victorian style wardrobe, floor-standing electric heater.

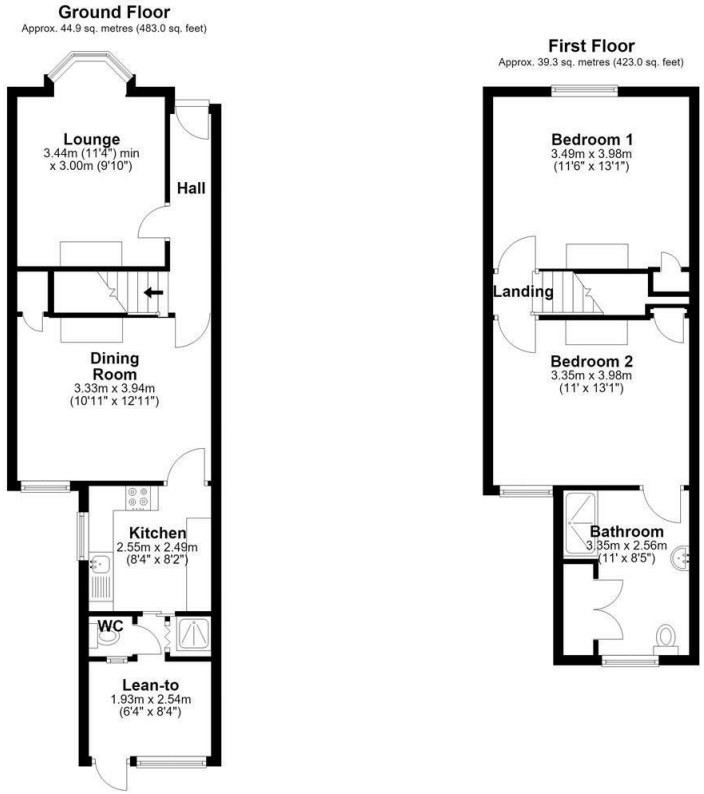
EN-SUITE (Formerly Bedroom Three)
11'1" x 8'3" maximum (3.38m x 2.51m maximum)
Built in cupboard housing the water cylinder, shower enclosure, pedestal wash hand basin, low flush w/c, towel radiator, double glazed, obscured glass window to the rear aspect.

BEDROOM TWO
13'1" x 11'4" (3.99m x 3.45m)
Picture rail, built in Victorian style wardrobe, double glazed window to the front aspect, floor-standing electric heater.

GARDEN
Enclosed by low brick walls and trellis, pathway leading to a raised area of patio to the rear housing a shed (to remain), raised borders.

AGENTS NOTES
Please note that the vendor of this property is an associate of Tully and Co and a declaration is made in accordance with Section 32 of the Estate Agents Act.
Tenure: Freehold.

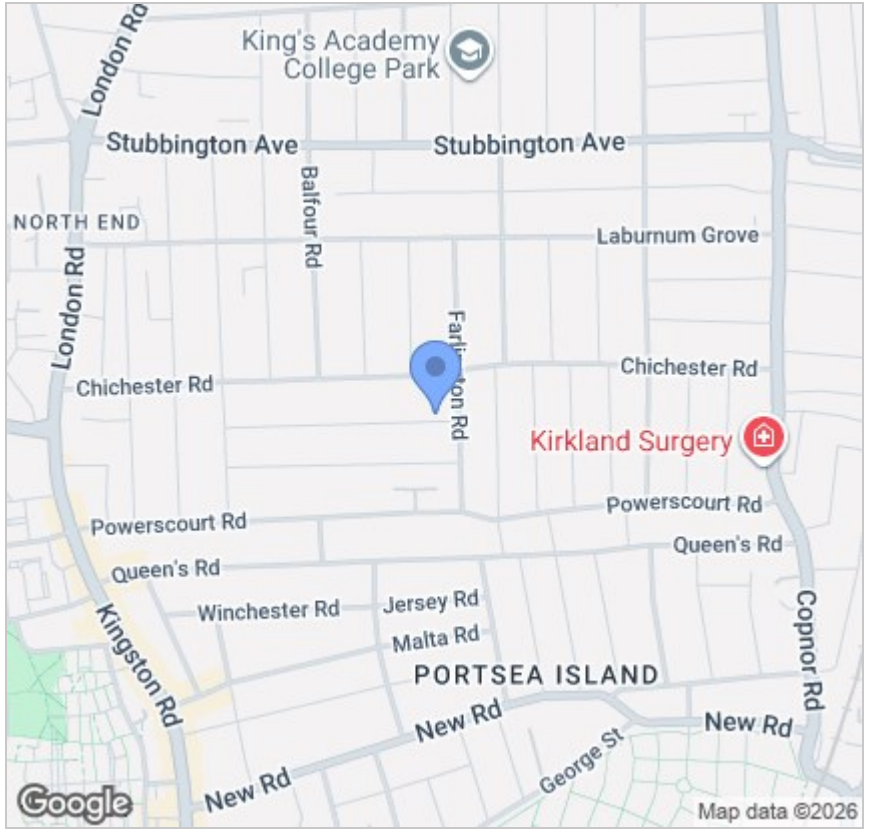
Floor Plan



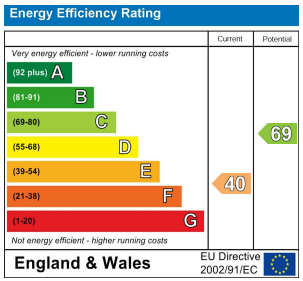
Total area: approx. 84.2 sq. metres (906.0 sq. feet)

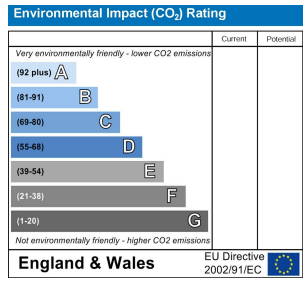
133,Portchester Road, North End, Portsmouth

Area Map



Energy Efficiency Graph





Viewing

Please contact our Southsea Office on 023 9273 2241
if you wish to arrange a viewing appointment for this property or require further information.

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